



## Warehouse space

4 724 m<sup>2</sup>, Česká Lípa, Dobranov, Dobranov

Ask for price





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<b>Total area</b>	4 724 m <sup>2</sup>
<b>Available area for rent</b>	4 724 m <sup>2</sup>
<b>Ceiling height</b>	10.5 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	104135

**4,724 sq.m.** of warehouse, industrial and office space for lease in the logistic park. The premises are suitable for logistic centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Thanks to its location the park is suitable for domestic and international distribution and production. Available within 9 months after signing the contract.

### Location:

Close proximity to the large automotive companies within the industrial zone in Česká Lípa. There is a significant number of skilled workers in the area. Location is on a crossroad from Germany to Poland, making it an attractive and on-the-rise spot for investors.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

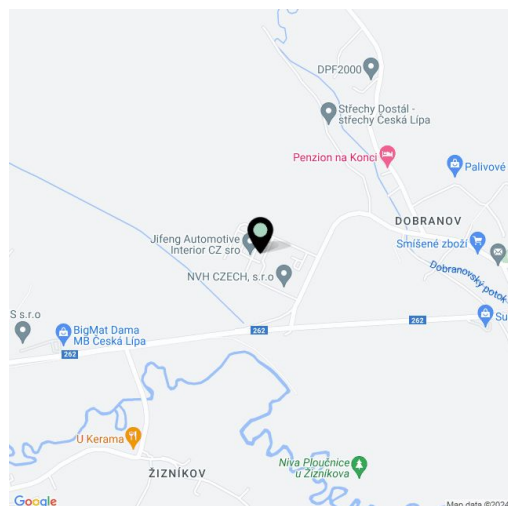
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Column grid structure 12x24 m
- Clear height 10,5 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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