



## Industrial space

11 741 m<sup>2</sup>, Česká Lípa, Dobranov, Dobranov

Ask for price





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<b>Total area</b>	11 741 m <sup>2</sup>
<b>Available area for rent</b>	11 741 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>	104137

**11,741 sq.m.** of industrial, warehouse and office space for lease in the industrial park. The premises are suitable for industrial 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. The handover of the premises is possible within 9 months after signing of 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

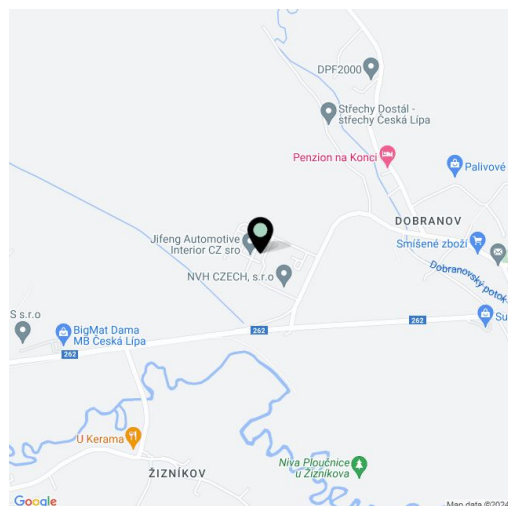
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 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.

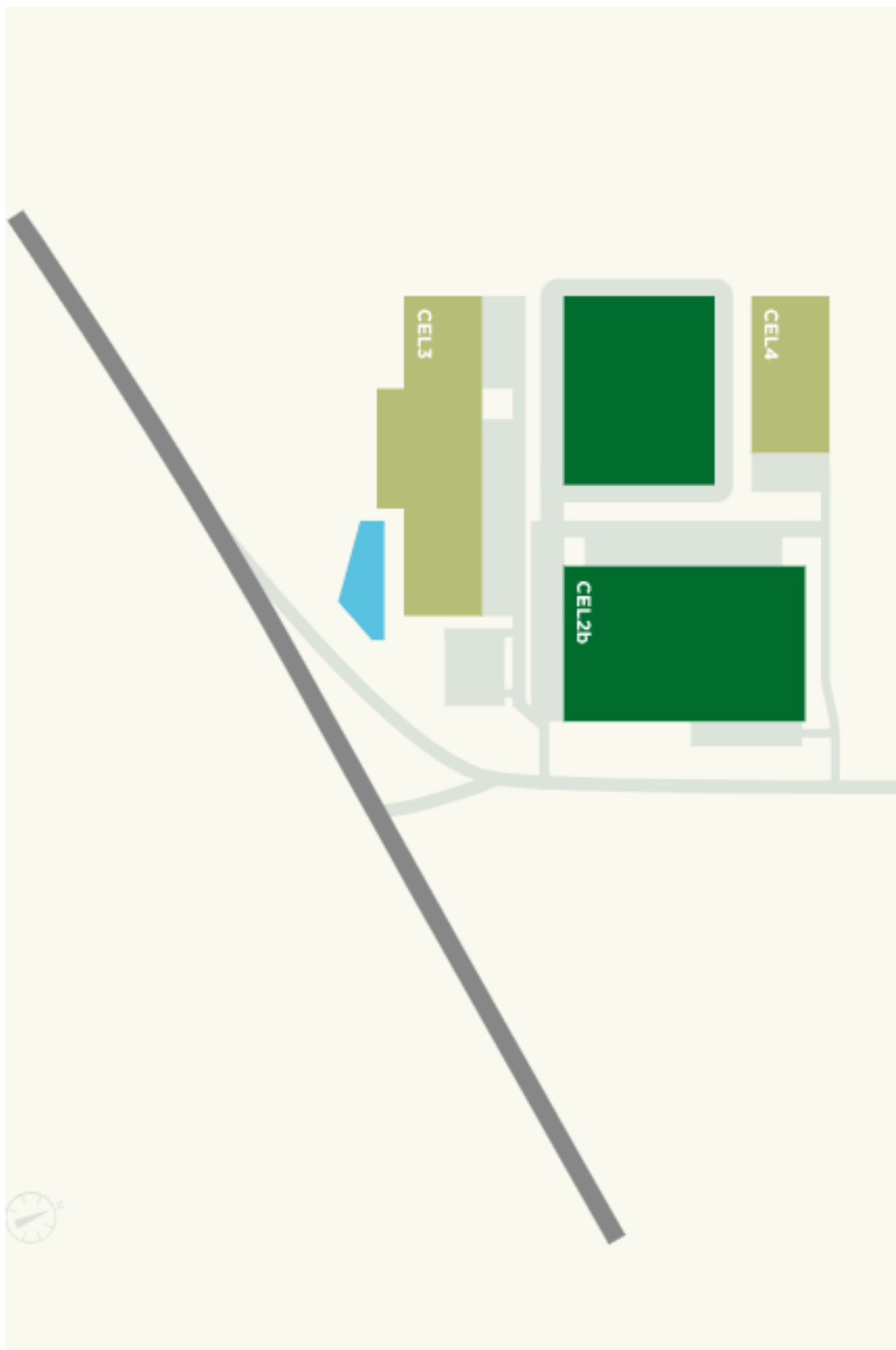




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