



# Industrial space

Ask for price

7 013 m<sup>2</sup>, Ústí nad Labem, Ústí nad Labem, Tovární





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Total area	7 013 m <sup>2</sup>
Available area for rent	7 013 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104195

**7,013 sqm** of Class A industrial, storage and office space for lease near the center of Ústí nad Labem. More than 52,000 sqm of leasable areas, which can be divided from 6,000 sqm. into large centers, tailor-made for the customer, will be built on a brownfield site of approximately 108,000 sqm. The premises are suitable for light industry, logistics and business activities. Available within 10 to 12 months after signing the contract.

### Location:

The park is located on the outskirts of Ústí nad Labem, in Tovární Street and in the neighboring Okružní Street. The D8 motorway exit (Prague-Dresden) is 1,5 km away. The location is ideal for last mile logistics.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

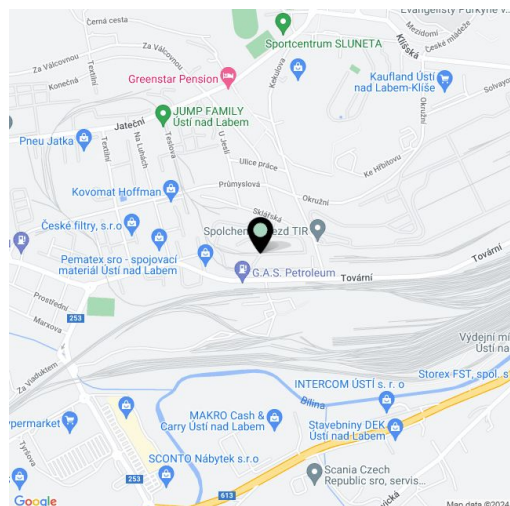
### Industrial/Warehouse space:

- Drive-in
- Ramps and gates (3.0 × 3.5 m)
- Fully automatic hydraulic levelling bridges with a loading capacity of 60 kN
- Floor loading capacity 5 T/sqm
- Clear height 10 m
- Column grid structure 12x24 m and 16x24 m
- Energy efficient lights with a light intensity of 200 Lux in the space between shelf units and 300 Lux in the picking area.

### Offices:

- All administrative space built to suit
- According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum
- Air conditioning
- Sufficient parking space

Lessee pays no commission.





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