



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad on pile foundations, insulated plinth, slabs on 150cm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Floor: reinforced concrete floor PE membrane, top paint, 30cm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of overights in warehouse area • Optimize drainage system, emergency overflows 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double-glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 3 500 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 3 500 sqm of hall
<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V lighting (under roof, PVC) (global certified bank and pumps) • 200 lux LED lighting (including influence of direct installation) • 1x 400 kVA dry transformer station per each 3 500 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (awairing) • 300 lux LED lighting (including influence of direct installation) • Increased percentage of drylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 meet-rooms designed in hall, 1x1, offices, social, locker rooms, dry rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral ceiling panels • Solid Form with raised: ceiling, wall tiles, and floor accessories • PVC color trays below windows, 2x 220V socket per work place • Super room with 2 light units and entrance PVC floor • Top coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete panels, slotted for drainage • 20cm high curb stone, entrance barriers and metal gate • Green area with grass, bushes, and trees 	



Warehouse space

39 500 m², Plzeň-sever, Úherce

Ask for price

Total area	39 500 m ²
Available area for rent	39 500 m ²
Ceiling height	12.6 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104814

39,500 sqm of warehouse, industrial and office space for lease in the village of Uherce. Modern industrial park of class A offers space suitable for logistics and manufacturing companies. The internal layout of the premises can be adapted to the tenant's requirements. Available from 9 to 12 months after signing the contract.

Location:

Greenfield is located in Uherce, 14 km west of the city of Pilsen in western Bohemia. The location is near the major D5 motorway (exit 93) connecting the Czech Republic and Germany. Qualified workforce thanks to technical secondary and higher education institutions in Pilsen. Long-standing industrial tradition (machinery and equipment, electrical engineering, automotive industry, ceramics).

Features and Services:

- All infrastructure available in the area
- Truck loading yard
- Parking places for 140 cars
- Retention pond

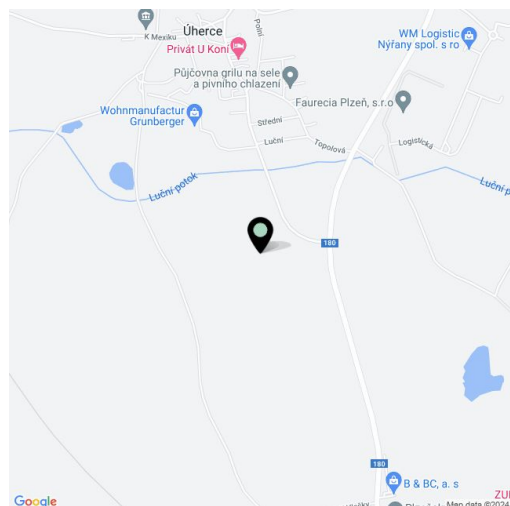
Industrial/Warehouse space:

- Floor loading capacity 5 T/sqm
- 44 x Loading docks
- 2 x Drive in
- Clear height up to 12,6 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- Min. 2% of skylights in warehouse area
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux

Lessee pays no commission.





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TOTAL BUILT-UP AREA

39,000 sq m

WAREHOUSE

- Column grid
- Clear height
- Floor loading
- ESFR sprinkler system
- LED lighting

12 m x 24 m
Up to 12.6 m
5 t/sq m

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
Option for heat pumps and photovoltaics

