



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs on 150mm 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, 100 mm, 150 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 40 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 slope 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 1 500 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 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 space heating • 120V lightbeams under roof, PE (ground certified) tank and pumps • 200 lux LED lighting (including influence of direct installation) • 1x 4.15 kVA dry transformer station per each 1-2 000 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 (space heating) • 300 lux LED lighting (including influence of direct installation) • Increased percentage of skylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Alternative entrance door with access to entrance lobby • Thin carpet, or PVC floor surfaces, suspended mineral ceiling panels • Solid Form with raised: ceiling, wall tile, and floor accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 1 split units and entrance PVC floor • Top coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, signed for drainage • 200mm mesh fence, entrance barriers and metal gate • Green areas with grass, bushes, and trees 	



Industrial 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	104844

39,500 sq.m. of industrial, warehouse and office space for lease in the village of Uherce. Modern industrial park of class A offers space suitable for manufacturing and logistics 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

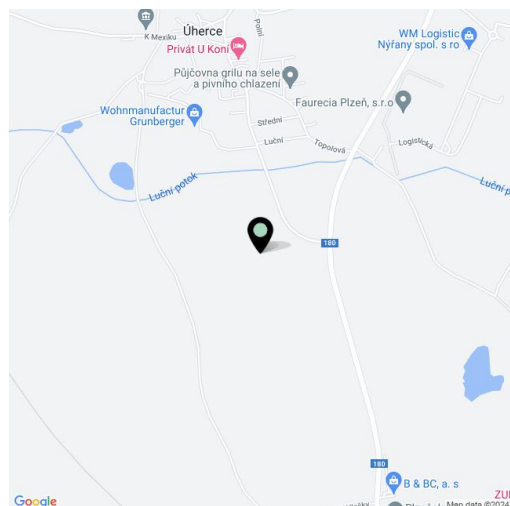
Industrial/Warehouse space:

- Floor loading capacity 5 T/sqm
- 44 Loading docks
- 2 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

