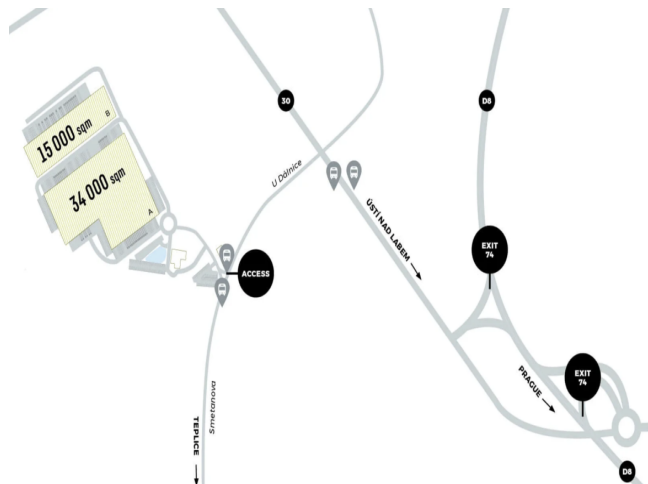




## Industrial park

49 000 m<sup>2</sup>, Ústí nad Labem, Chlumeč, U Dálnice

Ask for price





## Industrial park

49 000 m<sup>2</sup>, Ústí nad Labem, Chlumeč, U Dálnice

**Ask for price**

Total area	49 000 m <sup>2</sup>
Available area for rent	49 000 m <sup>2</sup>
Min. area	2 500 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	A
Reference number	106758

Industrial park offers industrial, warehouse and office space for lease. The park will be created by revitalizing a brownfield site and will consist of two buildings (building A - 34,000 sq.m and building B - 15,000 sq.m). It will provide space suitable for warehousing, logistics or light manufacturing for local and multinational logistics and manufacturing companies.

### Location:

Located in the North Bohemia region, in close proximity to the D8 motorway and the German border. It is accessible by public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- parking space

### Industrial/Warehouse space:

- Flexible dock levelers and drive-in access
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Column grid 12 x 24 m
- LED lighting
- ESFR sprinkler system

### Office:

- Flexible office layout with air conditioning

**Available from Q1/2026.**

Lessee pays no commission.



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