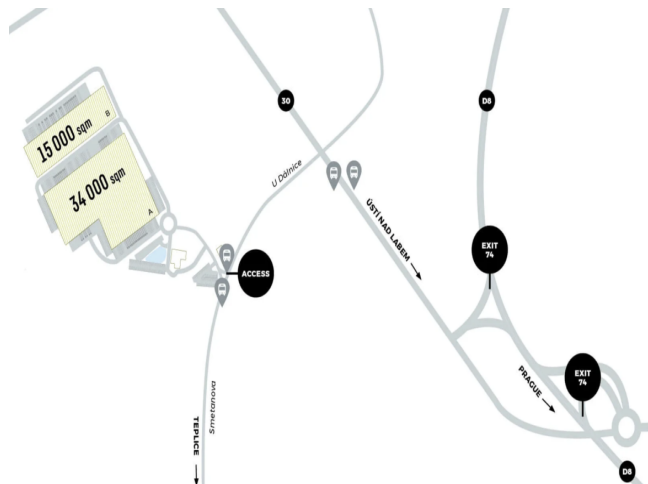




## Industrial park

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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