



## Warehouse space

8 494 m<sup>2</sup>, Plzeň-sever, Nýřany, U Mexika

Ask for price





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<b>Total area</b>	8 494 m <sup>2</sup>
<b>Available area for rent</b>	8 494 m <sup>2</sup>
<b>Office area</b>	300 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	107086

**8,194 sqm** of warehouse, industrial and **300 sqm** of office premises for lease in an industrial park located 12 km from Plzeň's city center. The project consists of 5 warehouse buildings; construction of this park commenced in 2007.

### Location:

The park is situated close to exit 93 on D5 highway (Prague – Plzeň – Germany). The park is reachable by public transport. The Nýřany train station is approx. 2,5 km from the park.

### Features and Services:

- All infrastructure available in the area
- In the area are allowed trucks of any total weight
- High standards of buildings

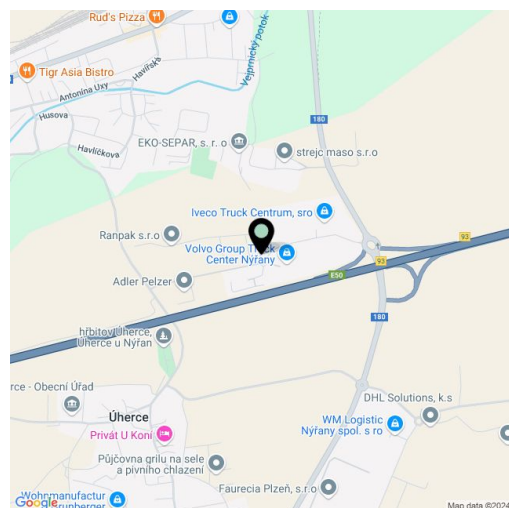
### Warehouse/Industrial premises:

- Flexible layout with small units from 1 500 sqm
- Min.1 loading dock per 1 000 sqm
- Floor loading capacity 5 T/sqm
- Clear height 10 m
- 35 m truck yard
- Column grid structure 24x12 m
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

**Available from 5/2026.**



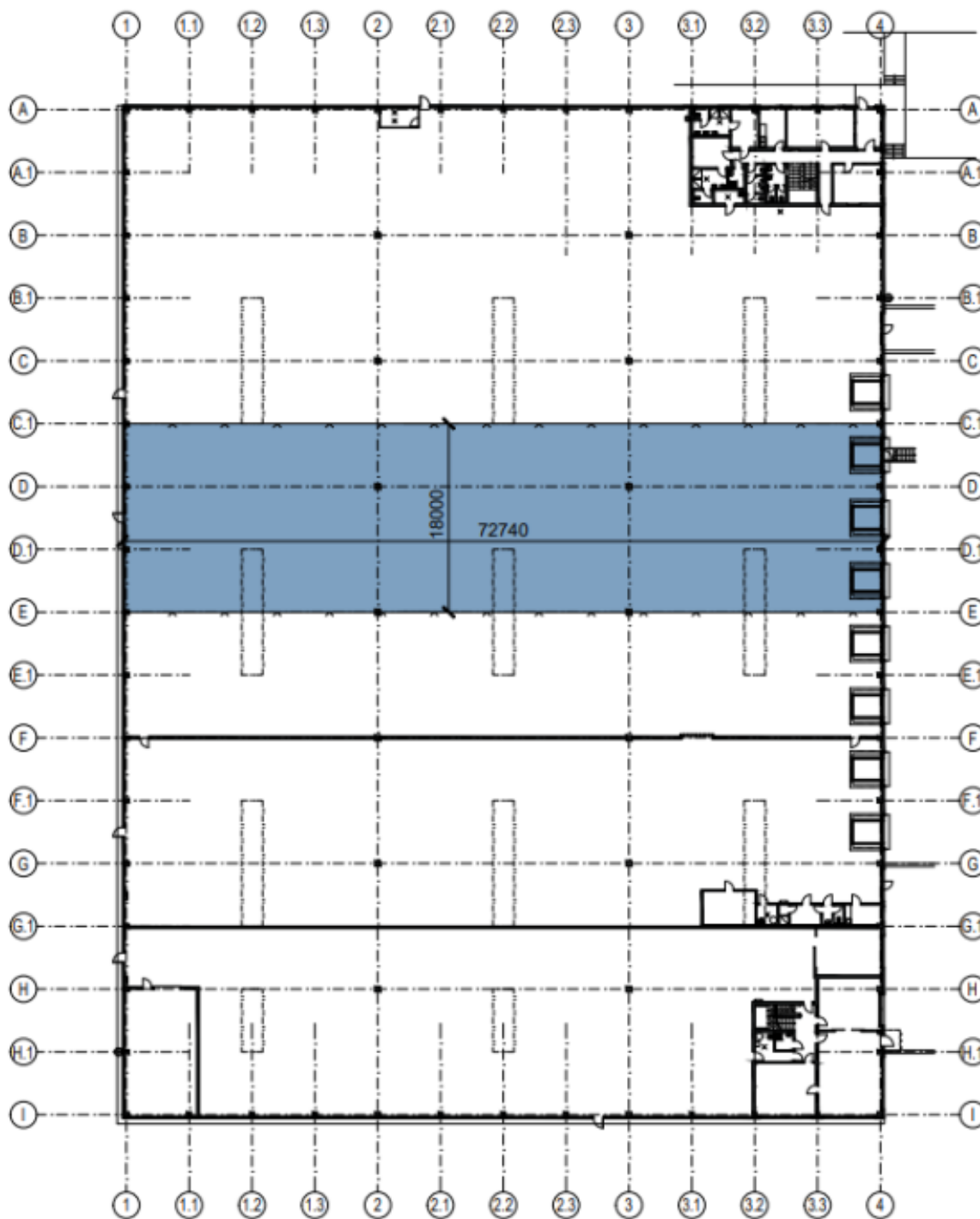
Rental and service charges listed without VAT. Lessee pays no commission.



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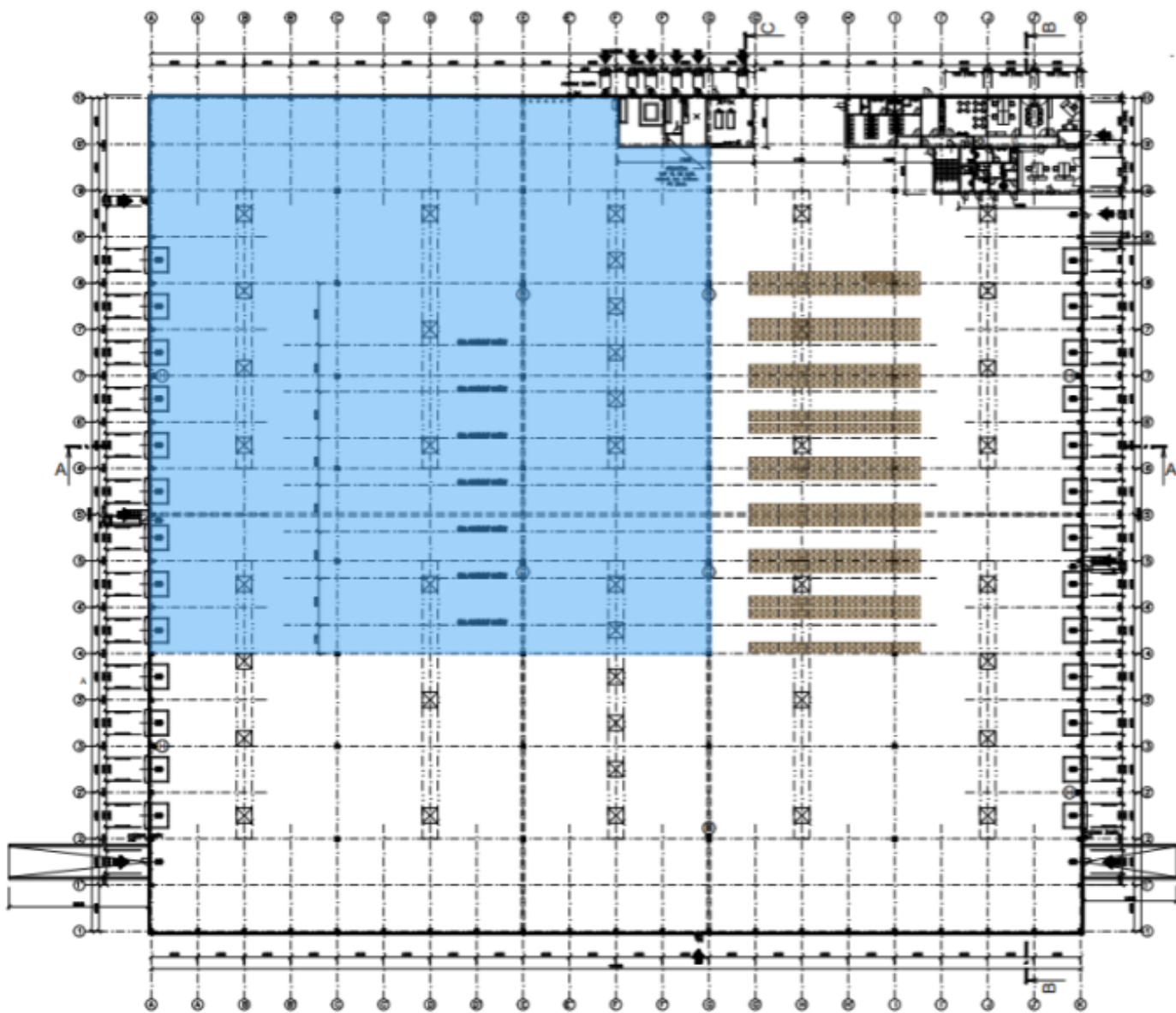


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**Building A2**  
WH 5709 sqm  
OFF 0 sqm  
potentially available 1.4.2025



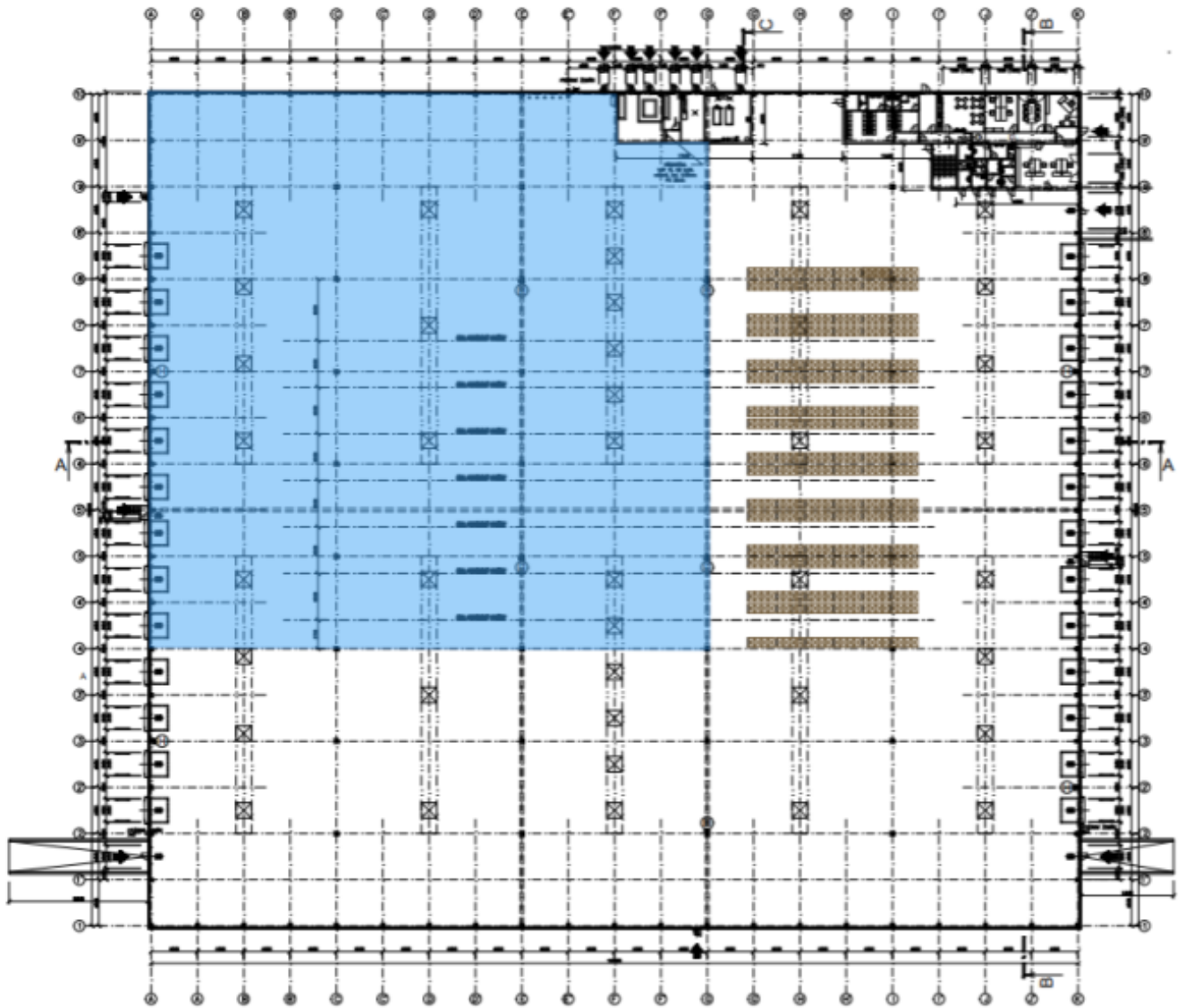


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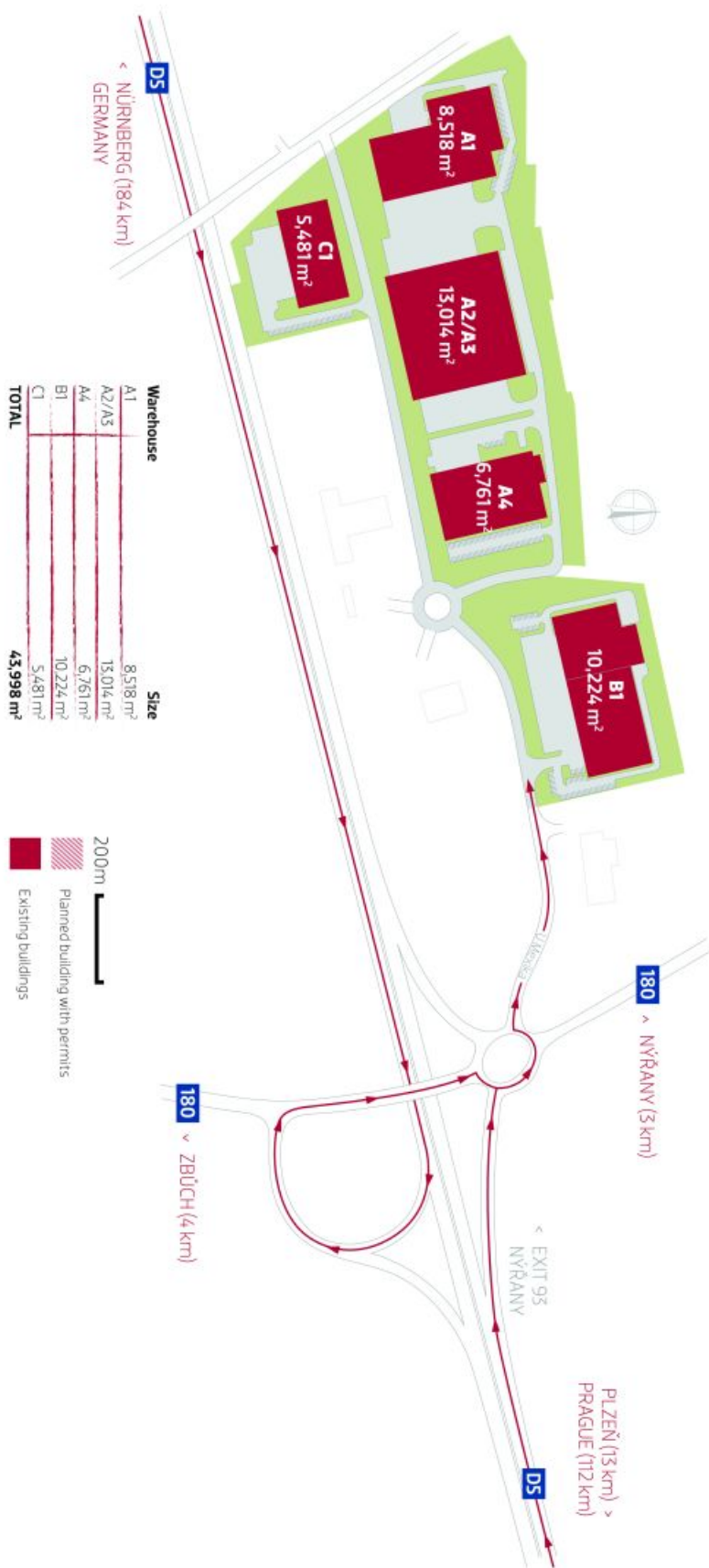




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