



Warehouse space

Ask for price

24 586 m², Česká Lípa, Nový Bor, Nemocniční

Total area	24 586 m ²
Available area for rent	24 586 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107264

24,586 sq.m of warehouse, industrial and office space for lease in Nový Bor. Premises are suitable for logistics, distribution, warehousing or light production.

Location:

The park will be located on the I/9 road connecting Prague, Neratovice, Mělník, Česká Lípa, Nový Bor and Rumburk. It continues via the border crossing Rumburk/Ebersbach-Neugersdorf to Saxony. There is only one railway station in Nový Bor served by the long-distance line R22 and regional line L4.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 49 car parking places
- 5 truck parking places
- 2 retention ponds

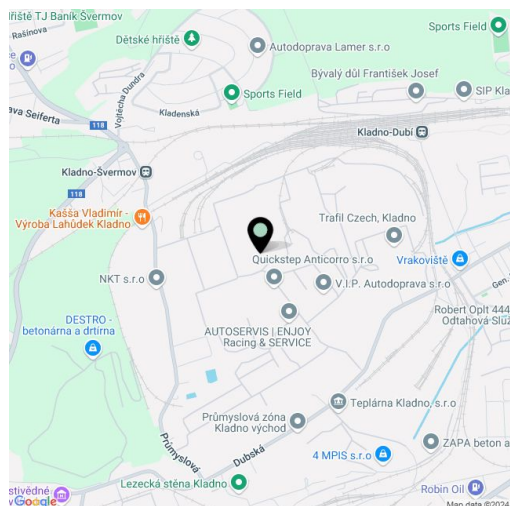
Storage/Industrial space:

- 3x Drive-ins
- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- 28 Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.





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TOTAL BUILT-UP AREA

BUILDING A1 47,308 sq m
BUILDING A2 24,586 sq m
BUILDING B 14,323 sq m
BUILDING C 7,155 sq m
 1,244 sq m

WAREHOUSE

Column grid 12 m x 24 m
 Clear height 10 m
 Floor loading 5 t/sq m
 ESFR sprinkler system
 LED lighting

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
 Option for heat pumps and photovoltaics

