



## Warehouse space

14 323 m<sup>2</sup>, Česká Lípa, Nový Bor, Nemocniční

Ask for price



<b>TOTAL BUILT-UP AREA</b>	47,308 sq m	<b>WAREHOUSE</b>	Column grid	12 m x 24 m	<b>SUSTAINABILITY TRENDS</b>	BREEAM New Construction level Excellent
<b>BUILDING A1</b>	24,586 sq m		Clear height	10 m		Option for heat pumps and photovoltaics
<b>BUILDING A2</b>	14,323 sq m		Floor loading	5 t/sq m		
<b>BUILDING B</b>	7,154 sq m		ESFR sprinkler system			
<b>BUILDING C</b>	1,564 sq m		LED lighting			



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<b>Total area</b>	14 323 m <sup>2</sup>
<b>Available area for rent</b>	14 323 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>	107266

**14,323 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
- 77 car parking places
- 5 truck parking places
- 2 retention ponds

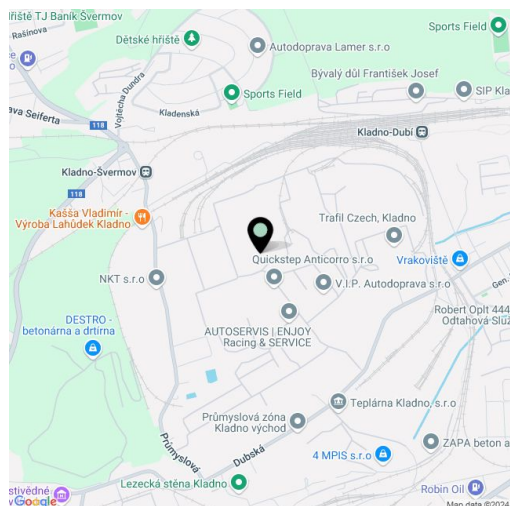
### Storage/Industrial space:

- 3x Drive-ins
- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- 18 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  
**BUILDING D** 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

