



### STANDARD TECHNICAL SPECIFICATION

<b>SUPPORTING STRUCTURE</b> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, slabs on 150mm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 cm grid per span</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<b>FLOOR</b> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 joints, 10mm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 60 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<b>ROOF</b> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for client's installation</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Synthetic drainage system, emergency overflow</li> </ul>	<b>FAÇADE</b> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double-glazed windows in offices with insulated PVC profiles</li> </ul>	<b>DOCKS</b> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 000 sqm of hall</li> </ul>
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<b>HALL INSTALLATIONS</b> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for warehousing</li> <li>• 120V outlets under roof, 380V ground certified bank and pumps</li> <li>• 200 kVA 120 tapping including influence of direct installation</li> <li>• 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall</li> </ul>	<b>PRODUCTION UPGRADE (OPTIONAL)</b> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing warehousing</li> <li>• 300 kVA 120 tapping including influence of client's installation</li> <li>• Increased percentage of drylights area</li> </ul>	<b>OFFICES</b> <ul style="list-style-type: none"> <li>• 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment</li> <li>• Aluminium entrance door with access to entrance lobby</li> <li>• Thin carpet or PVC floor surfaces, suspended mineral wool panels</li> <li>• Solid frame with raised floor, cell file, and basic accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Super room with 1 split units and entrance PVC floor</li> <li>• Top coating</li> </ul>	<b>OUTSIDE AREAS</b> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 200mm thick base, entrance barriers and metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>
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## Industrial park

47 308 m<sup>2</sup>, Česká Lípa, Nemocniční

**Ask for price**

<b>Total area</b>	47 308 m <sup>2</sup>
<b>Available area for rent</b>	47 308 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>	107286

Industrial area offers industrial, warehouse and office space for lease in Nový Bor. Premises are suitable for light production, logistics or warehousing. Available within 12 months after signing the contract.

### 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
- 160 x Car parking places
- 5 x Truck parking places
- 3 x Retention ponds

### Storage/Industrial space:

- 4 x Drive-in
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 56 x 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**  
**BUILDING A2**  
**BUILDING B**  
**BUILDING C**

47,308 sq m  
 24,586 sq m  
 14,323 sq m  
 7,155 sq m  
 1,244 sq m

**WAREHOUSE**  
 Column grid  
 Clear height  
 Floor loading  
 ESFR sprinkler system  
 LED lighting

12 m x 24 m  
 10 m  
 5 t/sq m

**SUSTAINABILITY TRENDS**  
 BREEM New Construction level Excellent  
 Option for heat pumps and photovoltaics

