



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs on 150mm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Synthetic drainage system • Emergency overflows 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 000 sqm of hall
<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for space heating • 220V 3-phase system under roof, 50 Hz (ground certified bank and pumps) • 200 kVA 10/0.4 kV transformer including influence of direct installation • 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (manufacturing) • 300 kVA 10/0.4 kV transformer including influence of direct installation • Increased percentage of dryweight area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool ceiling panels • Solid Form with raised floor, cell file, and basic accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 1 split units and antistatic PVC floor • Trip coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, sligped for drainage • 200 mm high curb, entrance barriers and metal gate • Green areas with grass, bushes, and trees 	



Industrial space

24 586 m², Česká Lípa, Nový Bor, Nemocniční

Ask for price

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	107287

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

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 x Car parking places
- 5 x Truck parking places
- 2 x Retention ponds

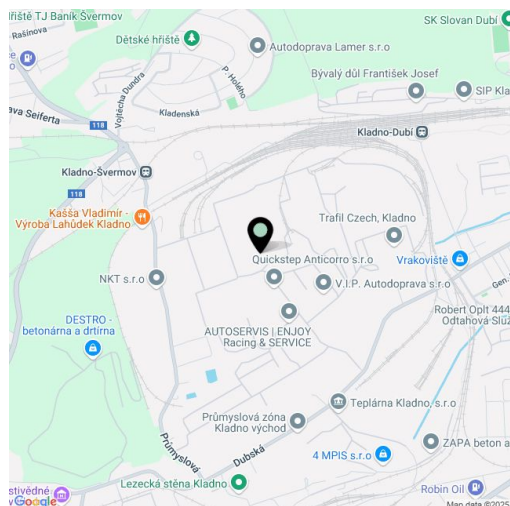
Storage/Industrial space:

- 3 x Drive-in
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 28 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.





24 586 m², Česká Lípa, Nový Bor, Nemocniční

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
 Clear height
 Floor loading
 ESFR sprinkler system
 LED lighting

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
 Option for heat pumps and photovoltaics

