



STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, slabs on 150cm 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>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 40 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<p><b>ROOF</b></p> <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 clients installation</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Synthetic drainage system, emergency overflows</li> </ul>	<p><b>FAÇADE</b></p> <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>	<p><b>DOCKS</b></p> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 40 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 500 sqm of hall</li> </ul>
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<p><b>HALL INSTALLATIONS</b></p> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for space heating</li> <li>• LED lighting under roof, PVC ground certified bank and pipes</li> <li>• 200 lux LED lighting including influence of direct insolation</li> <li>• 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall</li> </ul>	<p><b>PRODUCTION UPGRADE (OPTIONAL)</b></p> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing (space heating)</li> <li>• 300 lux LED lighting including influence of direct insolation</li> <li>• Increased percentage of drylights area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 meet rooms designed in hall, 1x1, 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 ceiling panels</li> <li>• Solid frame with enamel, fabric, cell tile, and basic acoustics</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Server room with 1 split units and entrance PVC floor</li> <li>• Trip coating</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 200 mm high curb, entrance barriers and metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>
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## Industrial space

7 155 m<sup>2</sup>, Česká Lípa, Nový Bor, Nemocniční

**Ask for price**

<b>Total area</b>	7 155 m <sup>2</sup>
<b>Available area for rent</b>	7 155 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>	107289

**7,155 sqm** of 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
- 32 x Car parking places
- 5 x Truck parking places
- retention pond

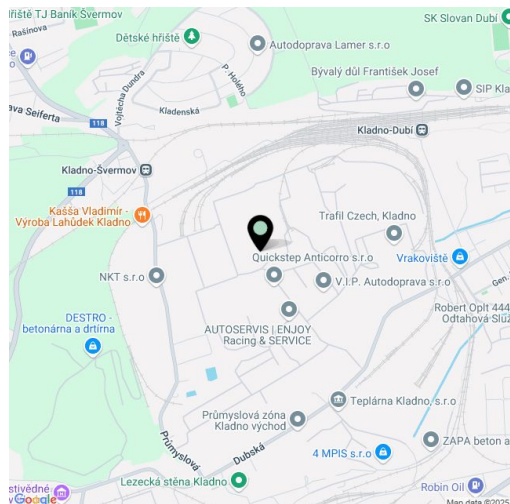
### Storage/Industrial space:

- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 14 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.





7 155 m<sup>2</sup>, Česká Lípa, Nový Bor, Nemocniční

**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**

BREEAM New Construction level Excellent  
 Option for heat pumps and photovoltaics

