



# Industrial space

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

Ask for price



<b>TOTAL BUILT-UP AREA</b>	47,208 sq m	<b>WAREHOUSE</b>	12 m - 24 m	<b>SUSTAINABILITY TRENDS</b>	BREEAM New Construction level Excellent
<b>BUILDING A1</b>	24,586 sq m	Column grid	10 m		Option for heat pumps and photovoltaics
<b>BUILDING A2</b>	14,323 sq m	Clear height	5.0/9m		
<b>BUILDING B</b>	7,155 sq m	Floor loading			
<b>BUILDING C</b>	1,144 sq m	ESFR sprinkler system			
		LED lighting			



## 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 sq.m** 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
- 32 car parking places
- 5 truck parking places
- retention pond

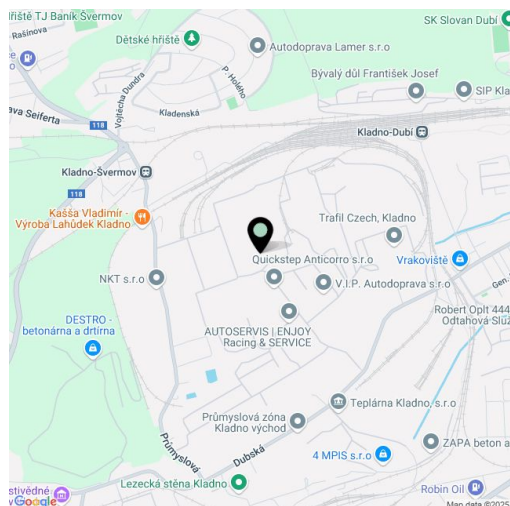
### Storage/Industrial space:

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





# Industrial space

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

Ask for price

**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  
 Clear height  
 Floor loading  
 ESFR sprinkler system  
 LED lighting

**SUSTAINABILITY TRENDS**

BREEAM New Construction level Excellent  
 Option for heat pumps and photovoltaics

