



STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad or pile foundations, insulated plinth, slabs up to 30cm 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 joints, 30cm thick, surface treated with hardener</li> <li>• Load capacity of 20 kN/m<sup>2</sup>, 60 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 client installations</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Optimize drainage system</li> <li>• 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 by 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 3 500 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 3 500 sqm of hall</li> </ul>
<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 warehousing</li> <li>• 220V lightbars under roof (5000 lumens certified lamp and power)</li> <li>• 200 lux LED lighting including elements of direct installation</li> <li>• 1 x 630 kVA dry transformer station per each 3-20 000 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 warehousing</li> <li>• 300 lux LED lighting (including influence of client installations)</li> <li>• Increased percentage of skylights area</li> </ul>	<p><b>OFFICES</b></p> <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 ceiling panels</li> <li>• Solid Form with raised fabric, cell file, and basic accessories</li> <li>• PVC color trays below windows, 2x 220W socket per work place</li> <li>• Server room with 2 split units and entrance PVC floor</li> <li>• Trip cooling</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sligped for drainage</li> <li>• 2m high brick fence, entrance barriers, metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>	



## Logistic park

9 330 m<sup>2</sup>, Most, Most, U Lesíka

**Ask for price**

<b>Total area</b>	9 330 m <sup>2</sup>
<b>Planned area for rent</b>	9 330 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>	107309

The logistic park offers **9,300 sqm** of warehouse, industrial and office space for lease. The modern class A logistic park will offer units from 4,200 sqm. The project is designed to be built for individual customer needs, meeting the exact requirements of a BTO or BTS facility. The park is suitable for logistics and light manufacturing.

### Location:

The park is located in the village of Čepirohy on the northwestern outskirts of the city of Most. Thanks to its strategic location near the D7 and D8 motorways and only 20 km from the German border, the site is very accessible. The capital city of Prague is 70 km away. Nearby train stop Most, bus stops Most, Čepirohy, zahrádkářská kolonie, and Most, Čepirohy, okály.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- 71 x car parking places
- 3 x truck parking places
- Truck loading yard
- BREEAM Excellent certified

### Storage/Industrial space:

- 2 x Drive-ins
- 15 x Loading docks
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space with facilities according to the clients requirements

Lessee pays no commission.



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- OCCUPIED
- AVAILABLE
- PLANNED AVAILABLE

