



## Industrial space

19 120 m<sup>2</sup>, Mladá Boleslav, Plazy

Ask for price





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<b>Total area</b>	19 120 m <sup>2</sup>
<b>Min. area</b>	1 500 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	50 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	C
<b>Reference number</b>	22979

Industrial and warehouse premises for lease located in industrial area most associated with the automotive industry. The project is in a strategic area and contains 12.5 ha land, which can offer up to 35.000 sqm of development space and high-quality warehouse units from 1.500 sqm.

### Location:

Project is situated 40km from Prague, 70 km from the German border, 80 km from the Polish border, ca. 10 km from Mladá Boleslav train station and 7 km from waterway Jizera. This location is ideal for local, national and international distribution.

### Features and Services:

- High quality Class A warehouse
- Modern office and social space
- Public transport directly available to logistics centre
- Units from 1,500 sqm
- 10 m clear height
- Floor load 50 kN/sqm
- Column grid of 24 m x 12 m
- ESFR roof-net sprinkler system
- Up to 35,000 sqm available for built-to-suit development
- Ideal for logistics warehousing, light production and office space
- Building permit in place for immediate development
- Infrastructure available around the site
- Ample truck and car parking

Rental and service charges listed without VAT. Lessee pays no commission



