



## Industrial park

43 997 m<sup>2</sup>, Plzeň-sever, Nýřany, U Mexika

Ask for price

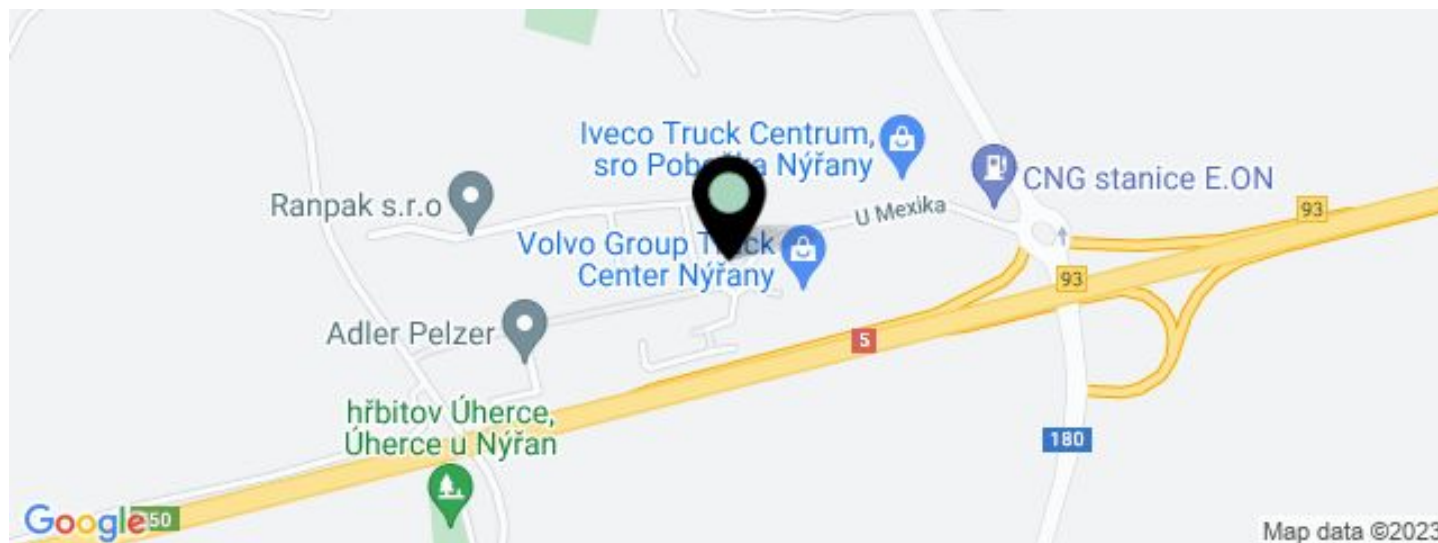




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building A2 - industrial premises, available from 4/2025</b>	5 709 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building A4 - office space, available from 7/2025</b>	600 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price



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<b>Total area</b>	43 997 m <sup>2</sup>
<b>Available area for rent</b>	6 309 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>	B
<b>Reference number</b>	23501

This industrial park offers warehouse, industrial and office premises for lease located 12 km from Plzeň's city center. The project consists of 5 warehouse buildings; construction of this park commenced in 2007.

### Location:

The park is situated close to exit 93 on D5 highway (Prague – Plzeň – Germany). The park is reachable by public transport. The Nýřany train station is approx. 2,5 km from the park.

### Features and Services:

- All infrastructure available in the area
- In the area are allowed trucks of any total weight
- High standards of buildings

### Industrial/Warehouse premises:

- Flexible layout with small units from 1 500 sq.m.
- Min.1 loading dock per 1 000 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 35 m truck yard
- Column grid structure 24x12 m
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

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



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