



## Industrial space

5 709 m<sup>2</sup>, Plzeň-sever, Nýřany, U Mexika

Ask for price





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<b>Total area</b>	5 709 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>	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>	34623

**5,709 sq.m.** of industrial premises for lease in an industrial park 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) and 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:

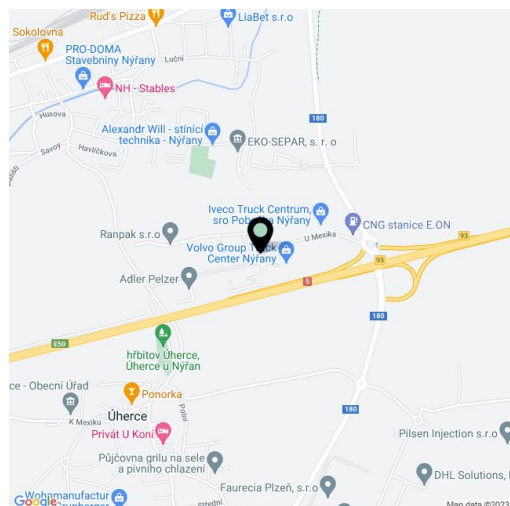
- Flexible layout with small units from 1 500 sq.m.
- Min.1 loading dock per 1 000 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 35 m truck yard
- Column grid structure 24 x 12 m
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

**Available from March, 2022.**

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

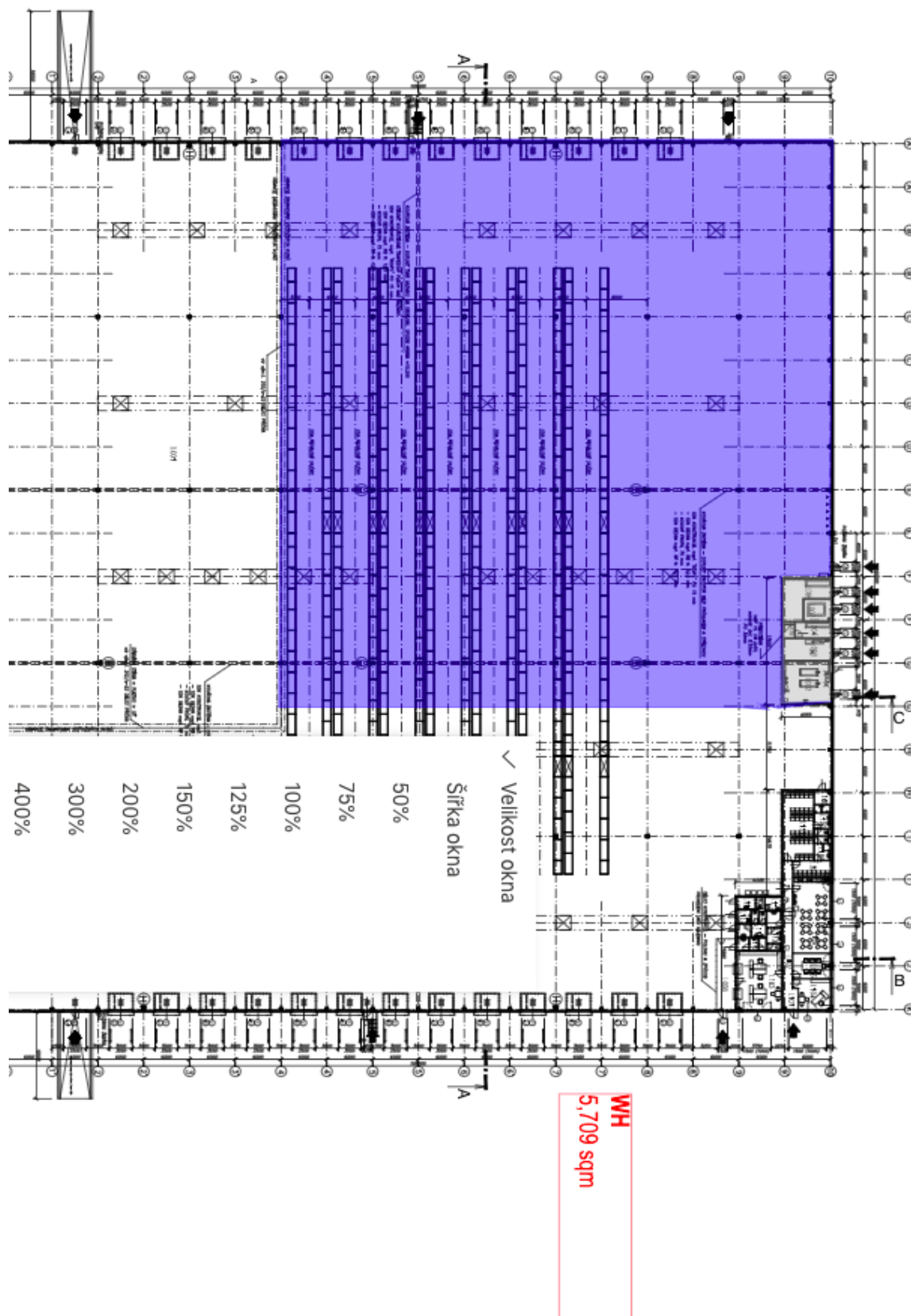




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