

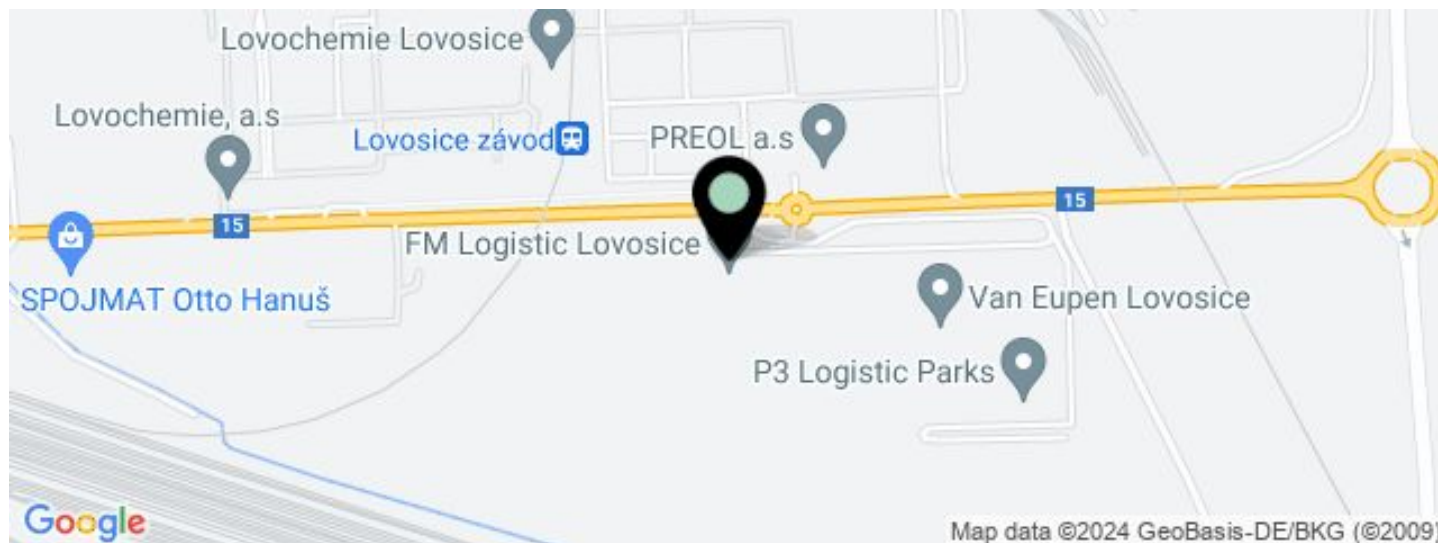




## Industrial park

95 000 m<sup>2</sup>, Litoměřice, Lovosice, Terežínská

**Ask for price**



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building C, industrial premises, available from 4/2025</b>	16 796 m <sup>2</sup>	not included	No	Ask for price
<b>Building B1, industrial premises, available from 2/2025</b>	6 563 m <sup>2</sup>	not included	No	Ask for price
<b>Building B1, industrial premises, available from 9/2025</b>	14 562 m <sup>2</sup>	not included	No	Ask for price



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<b>Total area</b>	95 000 m <sup>2</sup>
<b>Available area for rent</b>	38 262 m <sup>2</sup>
<b>Min. area</b>	5 000 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>	34672

This new industrial park offers warehouse, industrial and office premises for lease located in city Lovosice 50 km from Prague. The project will consists of 4 warehouse buildings.

### Location:

Strategic location on D8 highway ( Prague – Ústí nad Labem - Dresden), EXIT 45. Lovosice centre 1 km. Bus stop on site.

### Features and Services:

- 24/7 manned security in the area
- Park maintenance

### Warehouse/Industrial space:

- Flexible layout with units from 1,500 sq.m. to large warehouse space up to 90,000 sq.m.
- Min.1 loading dock per 800 sq.m
- Drive – in access
- Floor loading capacity 5-8 t/sq.m
- Clear height 6-10 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

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





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