



# Industrial park

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

Ask for price

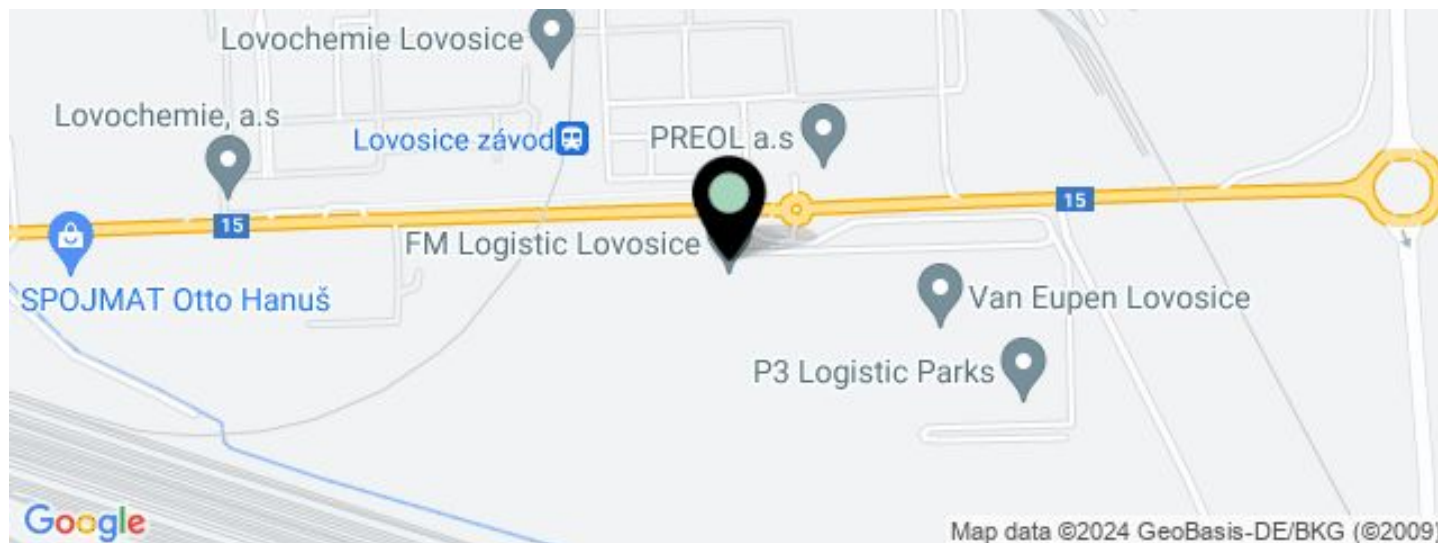




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| UNIT   | AVAILABLE AREA        | SERVICES     | PARKING | MONTHLY RENT  |
|--|-----------------------|--------------|---------|---------------|
| <b>Building B3, industrial premises, available</b>             | 6 563 m <sup>2</sup>  | not included | 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> | 21 466 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                         |

The new industrial park offers industrial, warehouse 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:

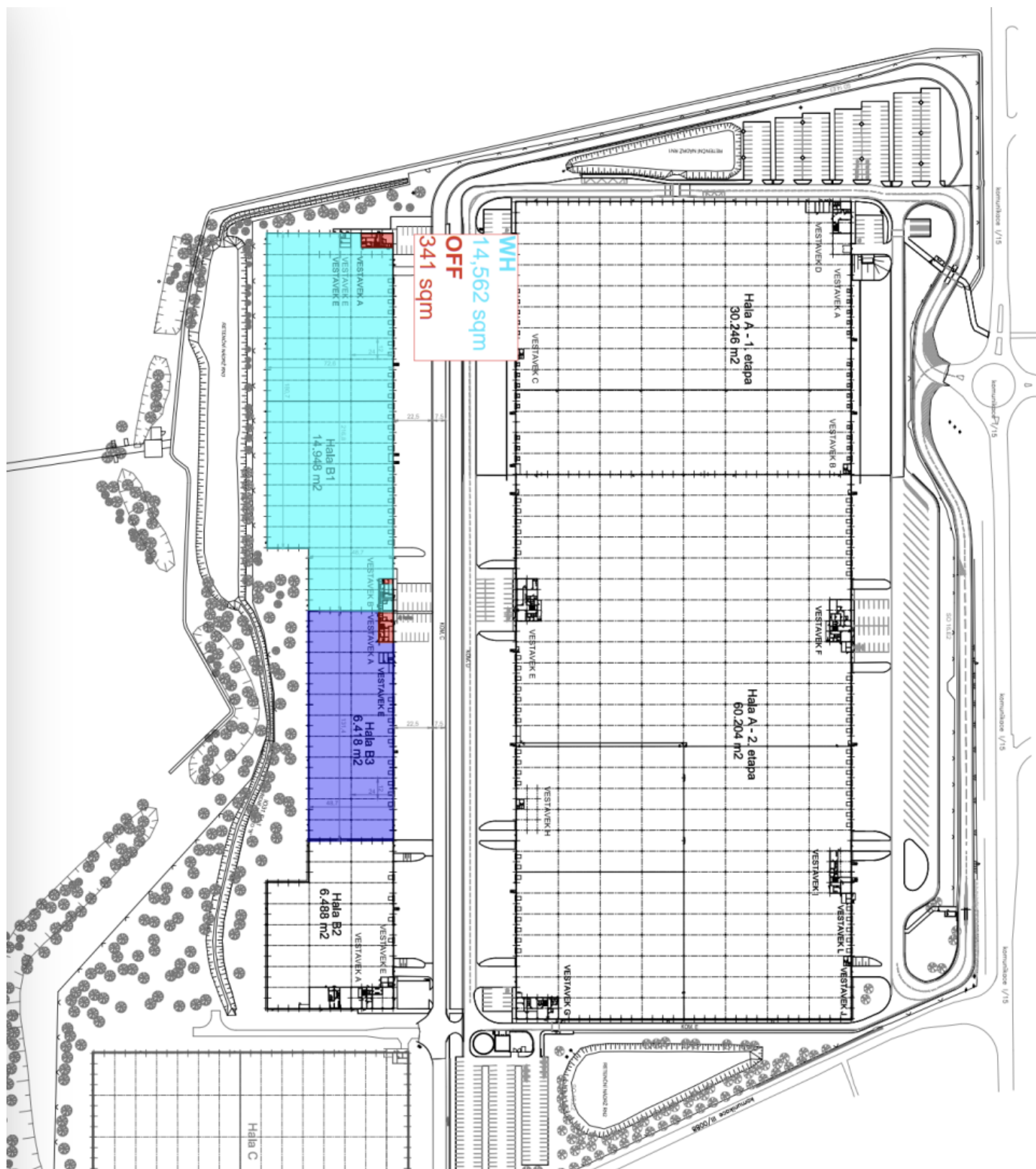
- Flexible layout with units from 1,500 sqm to large warehouse space up to 90,000 sqm
- Min.1 loading dock per 800 sqm
- Drive – in access
- Floor loading capacity 5-8 t/sqm
- Clear height 6-10 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers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

### Office:

- Flexible office layout
- Air-conditioning

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







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