



## Industrial park

85 196 m<sup>2</sup>, Louny, Bitozeves, Průmyslová

Ask for price





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building ZA4 - planned</b>	53 320 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
<b>Building ZA2 - available</b>	4 568 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
<b>Building ZA3 - available</b>	9 128 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price



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<b>Total area</b>	85 196 m <sup>2</sup>
<b>Available area for rent</b>	67 016 m <sup>2</sup>
<b>Ceiling height</b>	10.5 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>	G
<b>Reference number</b>	34845

Industrial park offering industrial, warehouse and office space for lease. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

### Location:

Park is strategically located 30 km from the German border on the D7 roadway connecting Prague/Chomutov, close to the E55/D8 motorway (Prague/Dresden).

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.



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