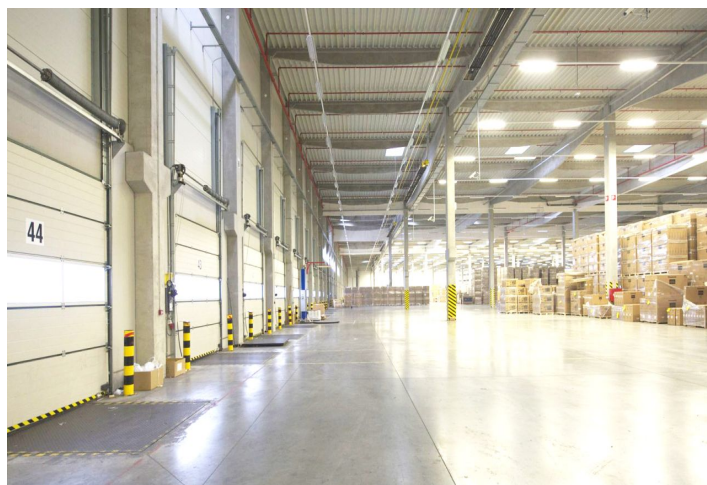




## Industrial space

11 616 m<sup>2</sup>, Plzeň-jih, Štěnovice, Dobřanská

Ask for price





## Industrial space

11 616 m<sup>2</sup>, Plzeň-jih, Štěnovice, Dobřanská

**Ask for price**

<b>Total area</b>	11 616 m <sup>2</sup>
<b>Available area for rent</b>	11 616 m <sup>2</sup>
<b>Min. area</b>	3 700 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>	35119

**11,616 sq.m.** manufacturing, warehouse and office space for rent. It is a modern distribution park of three buildings with a total area of 59,000 square meters of warehouse and office space that fully meets the needs of logistics, including light manufacturing and storage, including refrigerated food products. The strategic location of 70 kilometers from the German border makes the park an ideal distribution center for logistics companies operating at home and abroad.

### Location:

With easy access to international trade routes, the park is just 70 km from the German border.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- Gas station

### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m
- Min. 1 directly entry to the unit
- Light intensity 300 Lux
- Column grid structure 24x12 m
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Office space according to client requirements
- Air-conditioning
- Light intensity 500 Lux
- Canteen

Lessee pays no commission.

