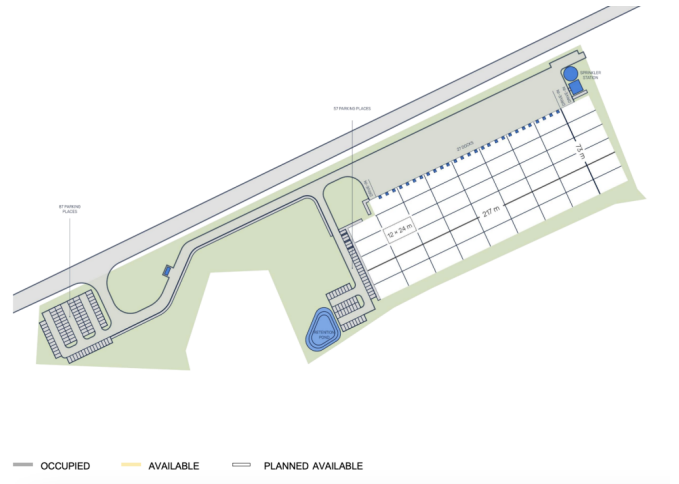




Industrial park

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price

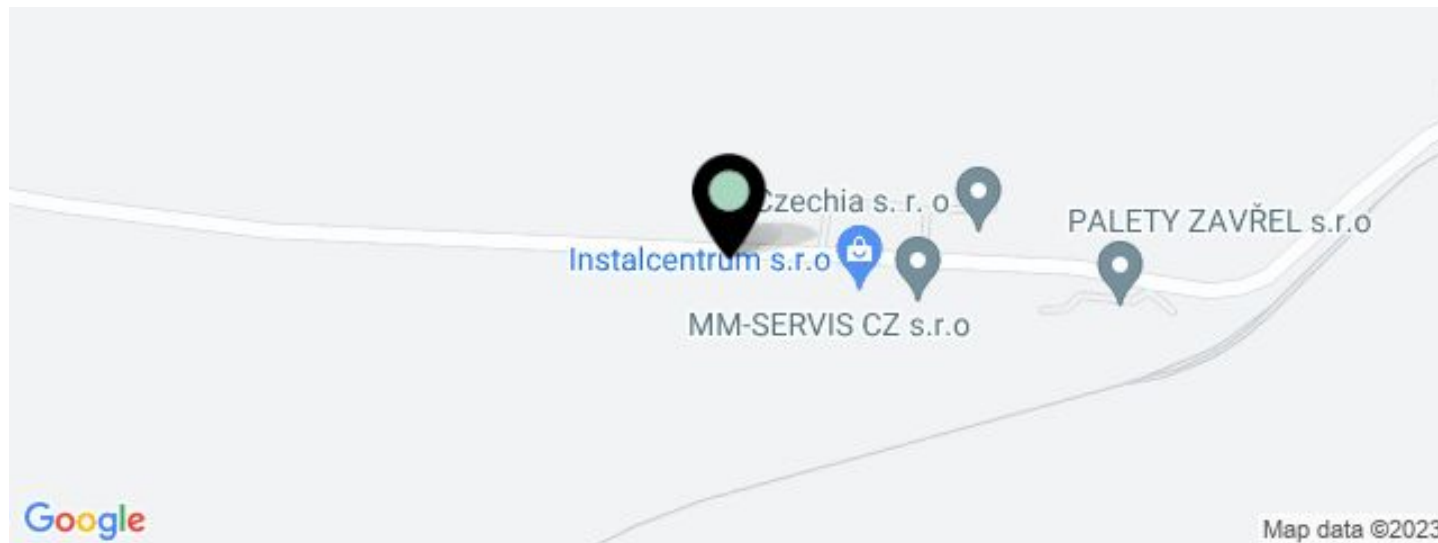




Industrial park

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Industrial premises, planned	5 000 - 15 630 m ²	0 EUR monthly per m ²	No	Ask for price



Industrial park

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price

Total area	15 630 m ²
Available area for rent	15 630 m ²
Min. area	5 000 m ²
Ceiling height	12.4 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	37572

This industrial area offers industrial, storage and office space for lease in the northern part of the Czech Republic near the town of Zákupy. The park will offer a new modern class A industrial hall with more than 15,000 sq.m. for lease. The hall can be divided into smaller parts. The premises are suitable for logistics, distribution warehousing and light production. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. Handover of the building is possible within 9 months after the signature of a Future Lease Agreement.

Location:

The area is located in the municipality of Zákupy, near the industrial zone in Česká Lípa and in the near proximity of highway 9 and thus enables perfect connection to Germany and Poland. Bus stop within walking distance.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 146 parking spaces

Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height up to 12.4 m
- 27 x docks doors
- 3 x drive in doors
- Min. 2% of skylights in warehouse area
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning

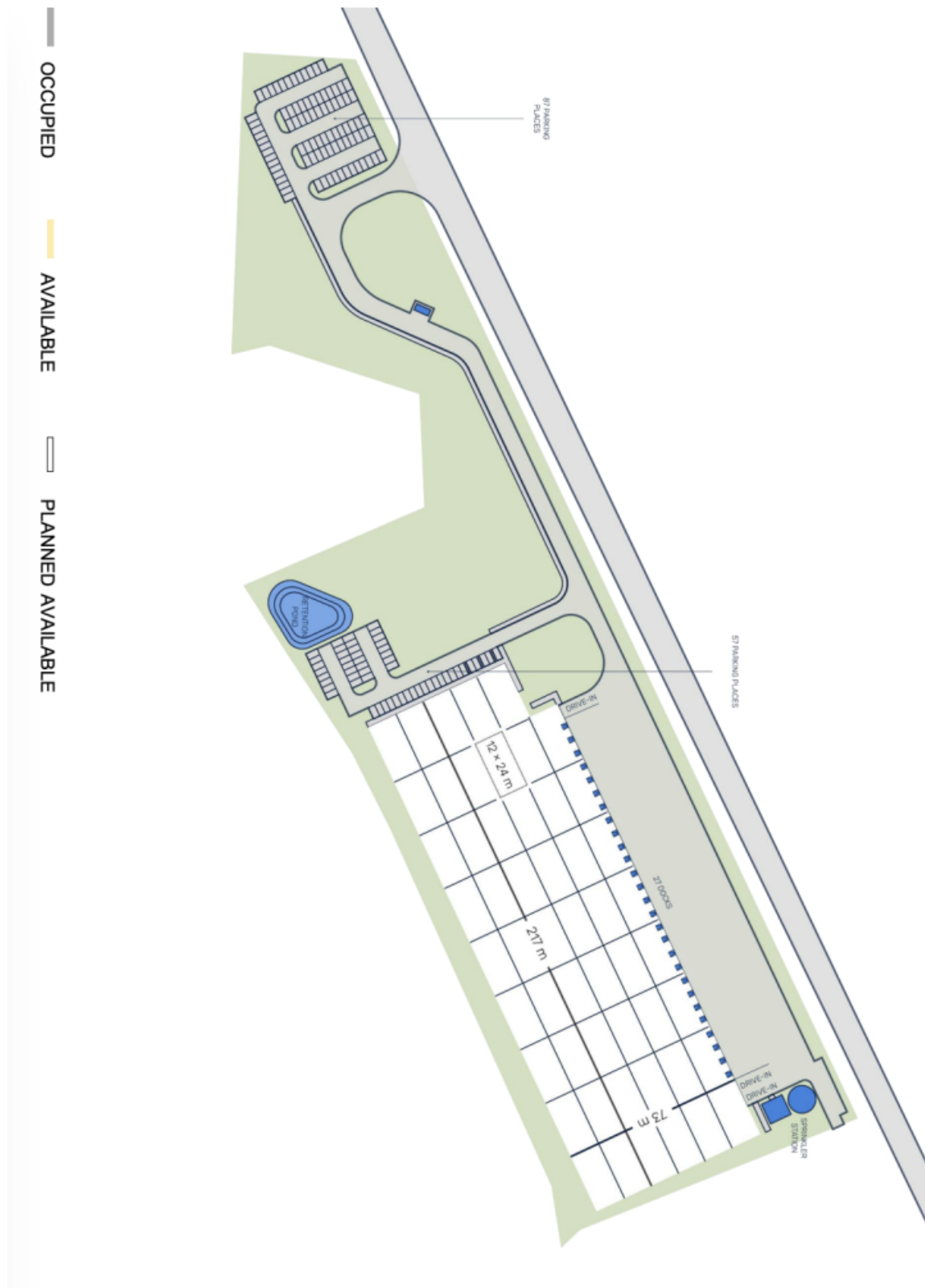
Lessee pays no commission.



Industrial park

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price

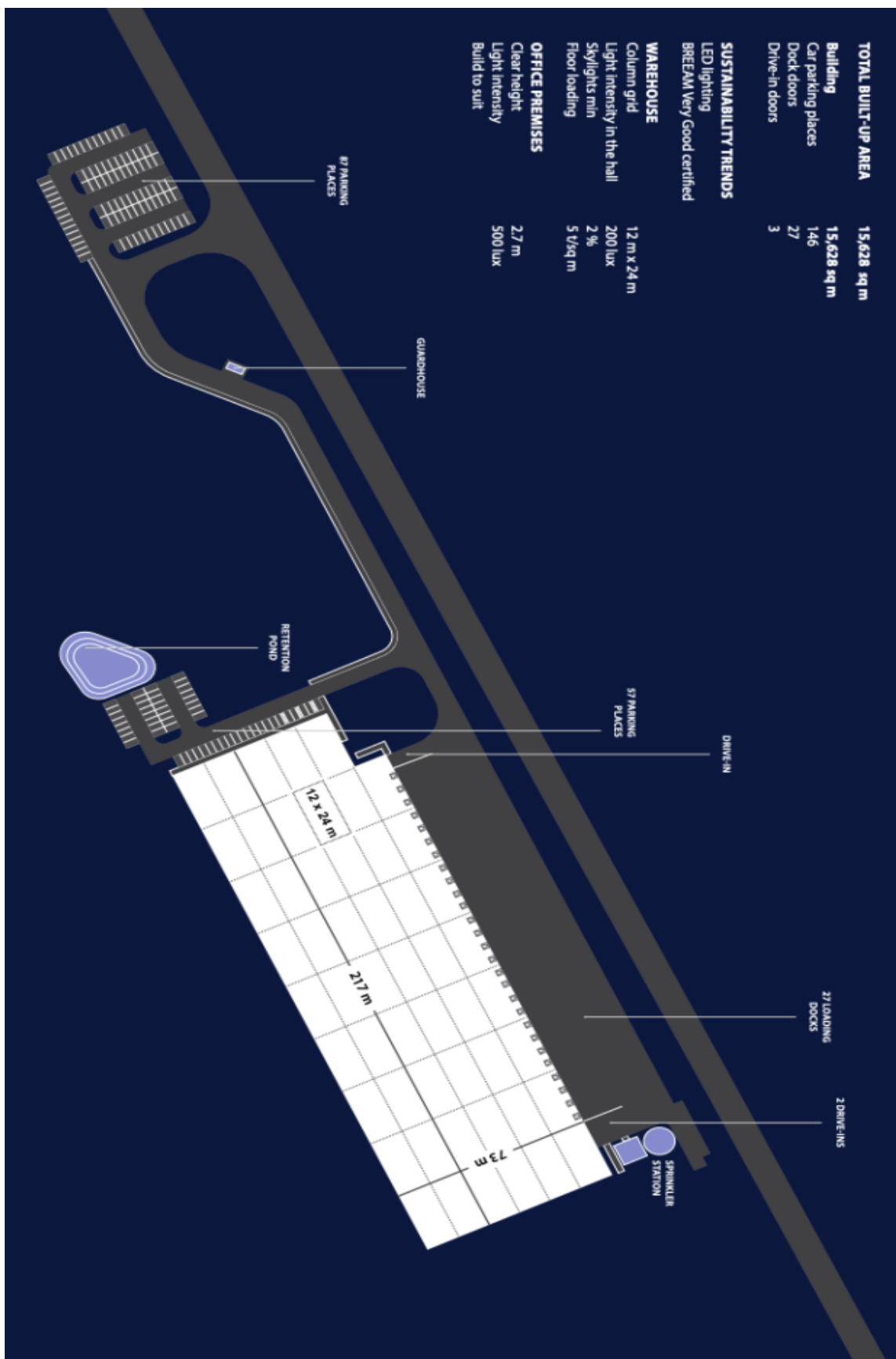




Industrial park

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price



TOTAL BUILT-UP AREA 15,628 sq m
Building 15,628 sq m
 Car parking places 146
 Dock doors 27
 Drive-in doors 3

SUSTAINABILITY TRENDS
 LED lighting
 BREEM Very Good certified

WAREHOUSE
 Column grid 12 m x 24 m
 Light intensity in the hall 200 lux
 Skylights min 2 %
 Floor loading 5 t/sq m

OFFICE PREMISES
 Clear height 2.7 m
 Light intensity 500 lux
 Build to suit