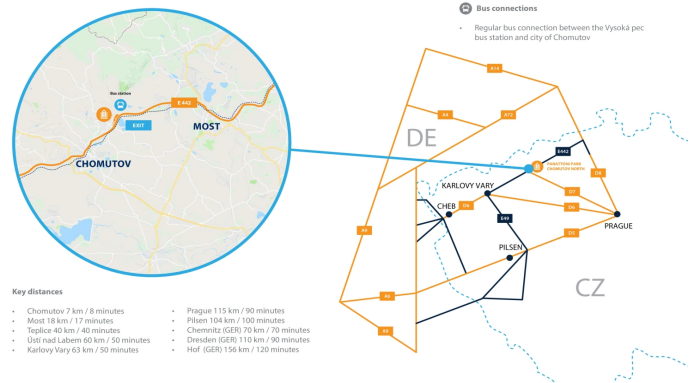


**PERFECT ACCESS FROM EXIT
GREAT VISIBILITY FROM E442 MOTORWAY**

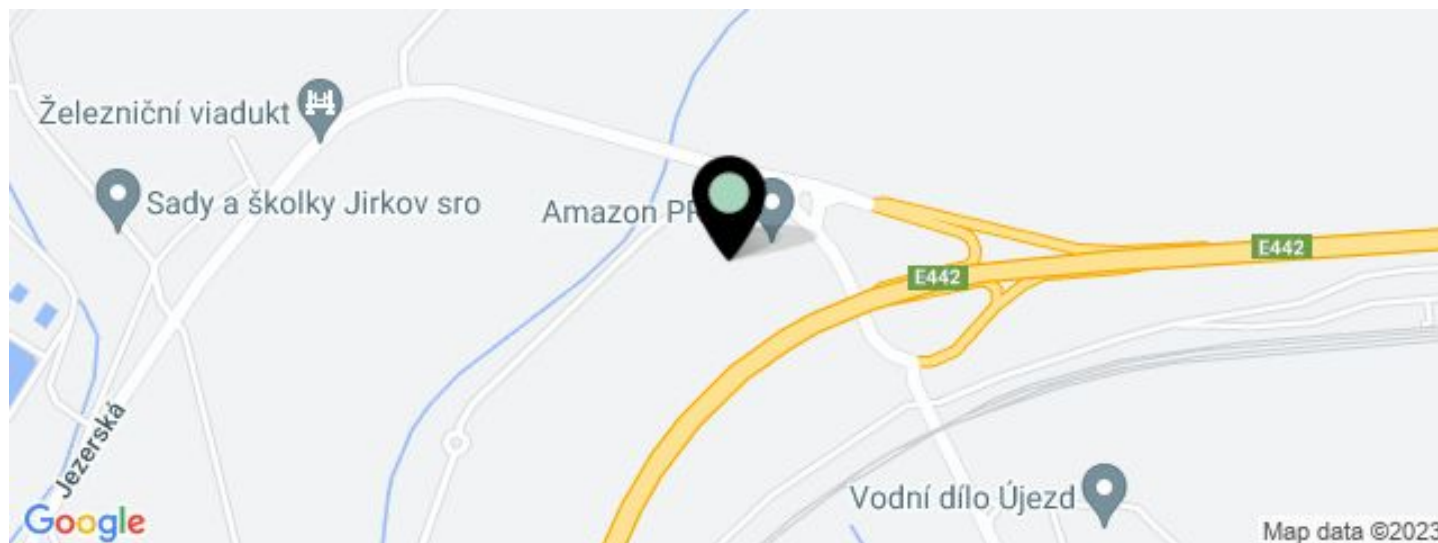




Industrial park

39 000 m², Chomutov, Jirkov

Ask for price



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A - industrial space, available from 7/2025	4 300 m ²	0 EUR monthly per m ²	No	Ask for price



Industrial park

39 000 m², Chomutov, Jirkov

Ask for price

Total area	39 000 m ²
Available area for rent	4 300 m ²
Ceiling height	12 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	37621

This industrial area offers industrial, storage and office space for lease. The area offers 88 699 sq.m. of class A premises suitable for logistics, distribution warehousing or light production. Units available from 6 000 sqm up to 50 000 sq.m under one roof with possible expansion. Construction will be carried out on a built-to-lease basis and according to tenant's requirements.

Location:

Strategically located close to the city of Jirkov (1 km) city of Chomutov (7 km), city of Most (15 km) and German borders (30 km). Located at the exit and speedway E442 . Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. Great connection to Czech highways (D7, D8, D6) allowing easy access to Usti nad Labem, Karlovy Vary, Cheb as well as to Prague. The connection among Chomutov, Jirkov, Most and Litvinov is provided by regular railway and bus lines. Bus stop right next to the site. Bus connections. Regular bus connection between the Vysoká pec bus station and city of Chomutov.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 523 car parking places
- 22 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 T/sqm
- Clear height 12 m
- 173 docks
- 7 drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

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

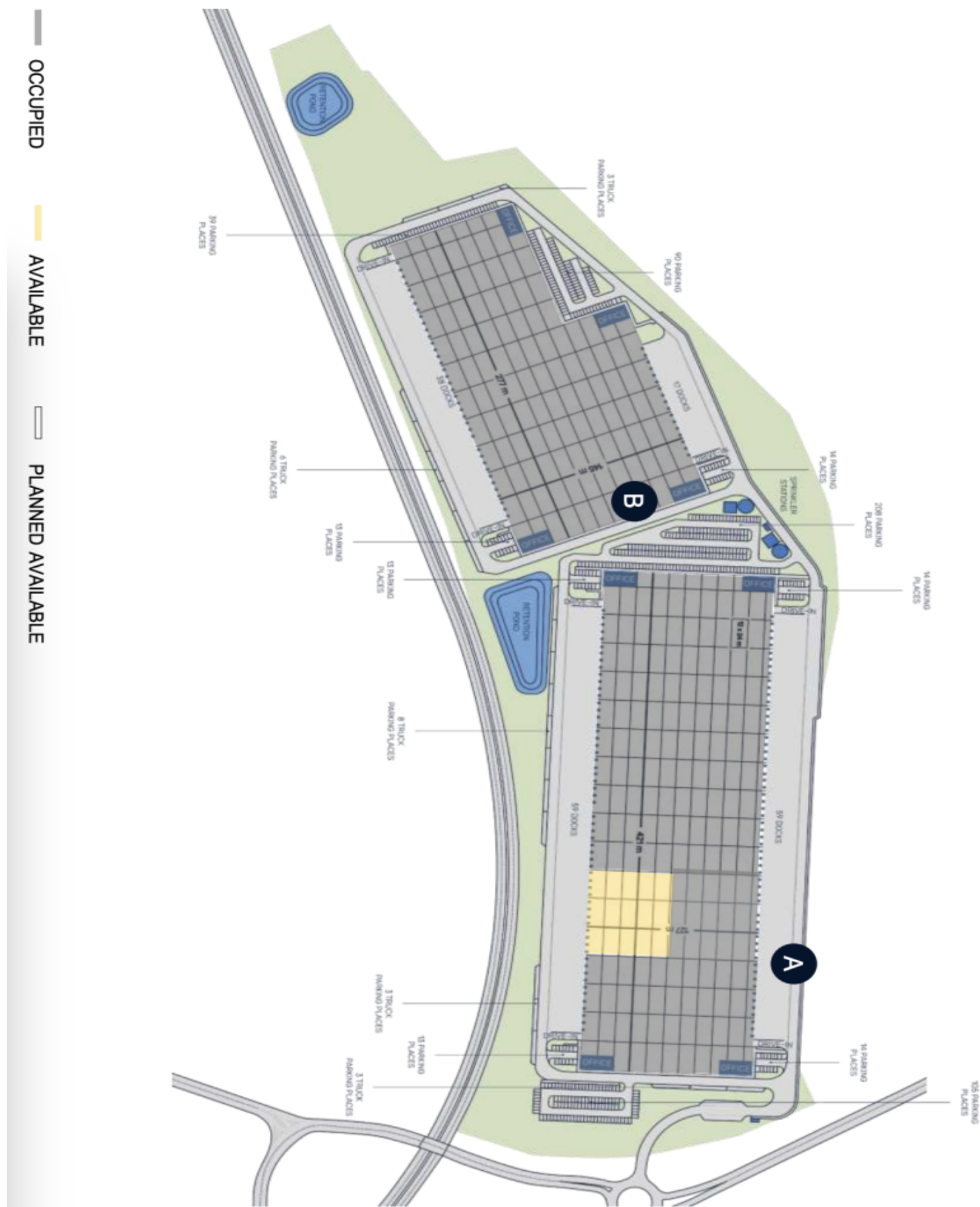
Lessee pays no commission.



Industrial park

39 000 m², Chomutov, Jirkov

Ask for price





STANDARD TECHNICAL SPECIFICATION



- SUPPORTING STRUCTURE**
- Pad or grill foundations, insulated plinth panels up to 30cm above floor
 - Prefabricated concrete columns in 12 x 24 m grid or per layout
 - Prefabricated concrete or steel roof beams, clear height of 10m

- FLOOR**
- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
 - Load capacity of 50 kN/sqm, 60 kN point load
 - Flatness according to DIN 1822, table 3, line 3

- ROOF**
- Corrugated steel sheets, mineral wool insulation, PVC membrane
 - Free load capacity of 15 kg/sqm for clients installations
 - Min. 2% of skylights in warehouse area
 - Syphonic drainage system, emergency overflows

- FAÇADE**
- Horizontal sandwich panels with mineral wool insulation
 - Prefabricated concrete facade around docks to approx. 4.5m height
 - Double glazed windows in offices with insulated PVC profiles

- DOCKS**
- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
 - Each dock equipped with hydraulic leveler, 60 kN capacity, PE shelter, wheel guides
 - 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm of hall

- HALL INSTALLATIONS**
- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
 - ESFR sprinklers under roof, FM Global certified tank and pumps
 - 200 lux LED lighting (excluding influence of clients installations)
 - 1x 630 kVA dry transformer station per each 25 000 sqm of hall

- PRODUCTION UPGRADE (OPTIONAL)**
- Increased facade and roof insulation
 - Heating and ventilation in accordance with code for manufacturing (assembly)
 - 300 lux LED lighting (excluding influence of clients installations)
 - Increased percentage of skylights area

- OFFICES**
- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
 - Aluminium entrance door with canopy to entrance lobby
 - Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
 - Social rooms with ceramic fixtures, wall tiles, and basic accessories
 - PVC cable trays below windows, 2x 220V socket per work place
 - Server room with 2 split units and anti-static PVC floor
 - Top cooling

- OUTSIDE AREAS**
- Hard areas from concrete pavers, sloped for drainage
 - 2m high mesh fence, entrance barriers and manual gate
 - Green areas with grass, bushes, and trees