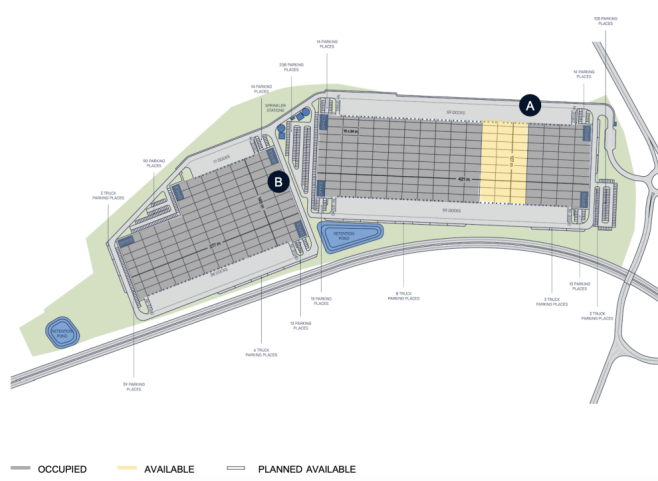




# Industrial park

39 000 m<sup>2</sup>, Chomutov, Jirkov

Ask for price

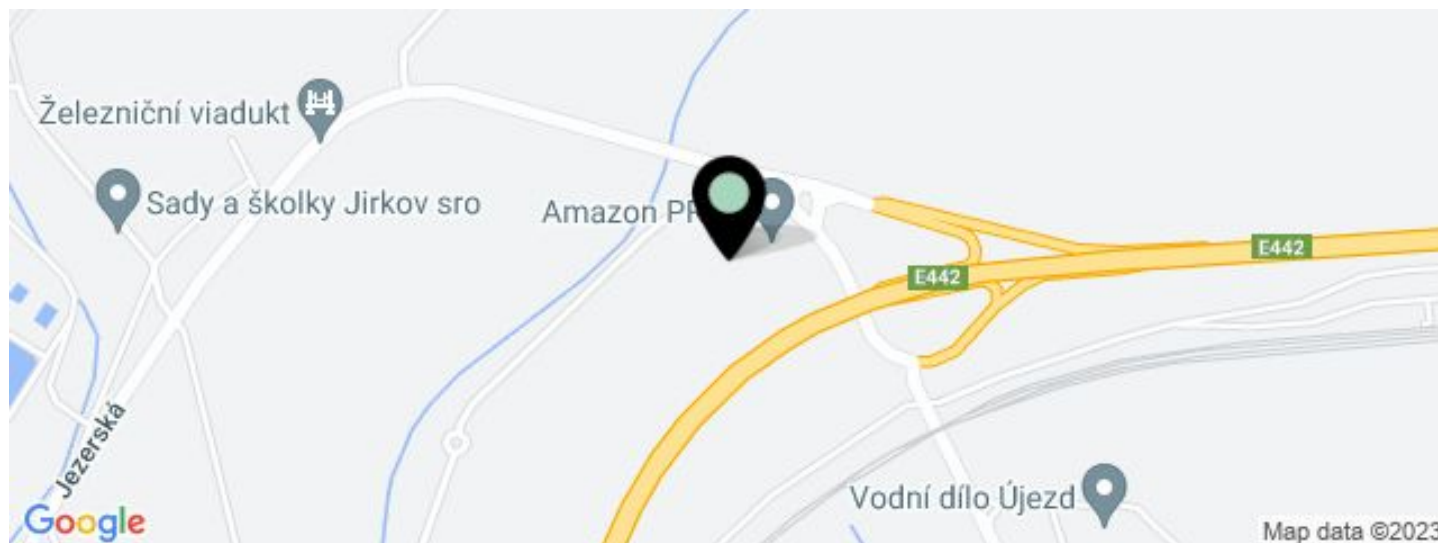




## Industrial park

39 000 m<sup>2</sup>, Chomutov, Jirkov

Ask for price



| UNIT  | AVAILABLE AREA       | SERVICES                         | PARKING | MONTHLY RENT  |
|---|----------------------|----------------------------------|---------|---------------|
| Building A - industrial premises, available from 6/2025 | 9 000 m <sup>2</sup> | 0 EUR monthly per m <sup>2</sup> | No      | Ask for price |



## Industrial park

39 000 m<sup>2</sup>, Chomutov, Jirkov

**Ask for price**

|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 39 000 m <sup>2</sup>         |
| <b>Available area for rent</b> | 9 000 m <sup>2</sup>          |
| <b>Ceiling height</b>          | 12 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>        | 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/sq.m
- 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 m<sup>2</sup>, Chomutov, Jirkov

Ask for price

