



# Industrial park

121 000 m<sup>2</sup>, Karlovy Vary, Ostrov

Ask for price



Klášterec nad Ohří (20 km, 20 min)  
 German borders (via Chomutov 38 km, 35 min)

OSTROV NAD OHŘÍ

German borders (via Karlovy Vary 63 km, 47 min)

E 442/13 EXPRESSWAY

102 676 m<sup>2</sup>

19 357 m<sup>2</sup>

entrance to the park

25 EXPRESSWAY

Ostrov Horní Zdár

German borders (via Jáchymov 16 km, 20 min)

more than 120 000 m<sup>2</sup> of space

11 KM FROM Karlovy Vary

EASY ACCESS TO Karlovy Vary - Chomutov - Most - Teplice

CLOSE TO ALL IMPORTANT CITIES of the region

IDEAL LOCATION due to the close proximity of German borders

AVAILABILITY OF LABOR POOL for reasonable costs

PUBLIC TRANSPORT providing quick connection to Karlovy Vary



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<b>Total area</b>	121 000 m <sup>2</sup>
<b>Available area for rent</b>	102 700 m <sup>2</sup>
<b>Ceiling height</b>	11.6 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>	37638

This industrial area offers industrial, warehouse and office space for lease. The site offers two buildings consisting in total 121 000 sq.m. The premises can be used either by a single tenant or by a number of clients and create so called "multi tenant building". The premises will be designed and constructed according to client specific requirements and to the highest A-class standard on the industrial market. Premises are suitable for logistics, distribution or light production. Available within 6 months after signing the contract.

### Location:

Area is located within the Karlovy Vary region on west part of the Czech Republic. The site lies close to the Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most and Teplice. The park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). Ideal location due to the close proximity of German borders (65 km). Public transport providing quick connection to Karlovy Vary.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 1 026 car parking places
- 161 truck parking places
- Accessibility 24/7

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 11,6 m
- 159 docks
- Drive-in
- Skylights min. 2 %
- Column grid structure 24 x 12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

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

Lessee pays no commission.



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