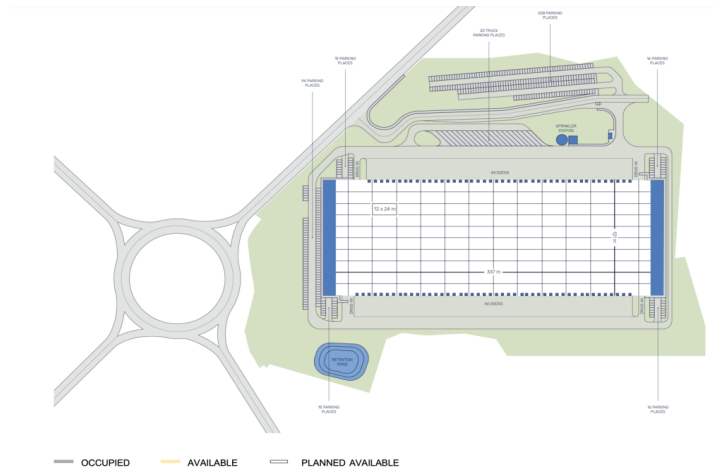




# Industrial park

40 900 m<sup>2</sup>, Děčín, Rumburk, Pražská

Ask for price

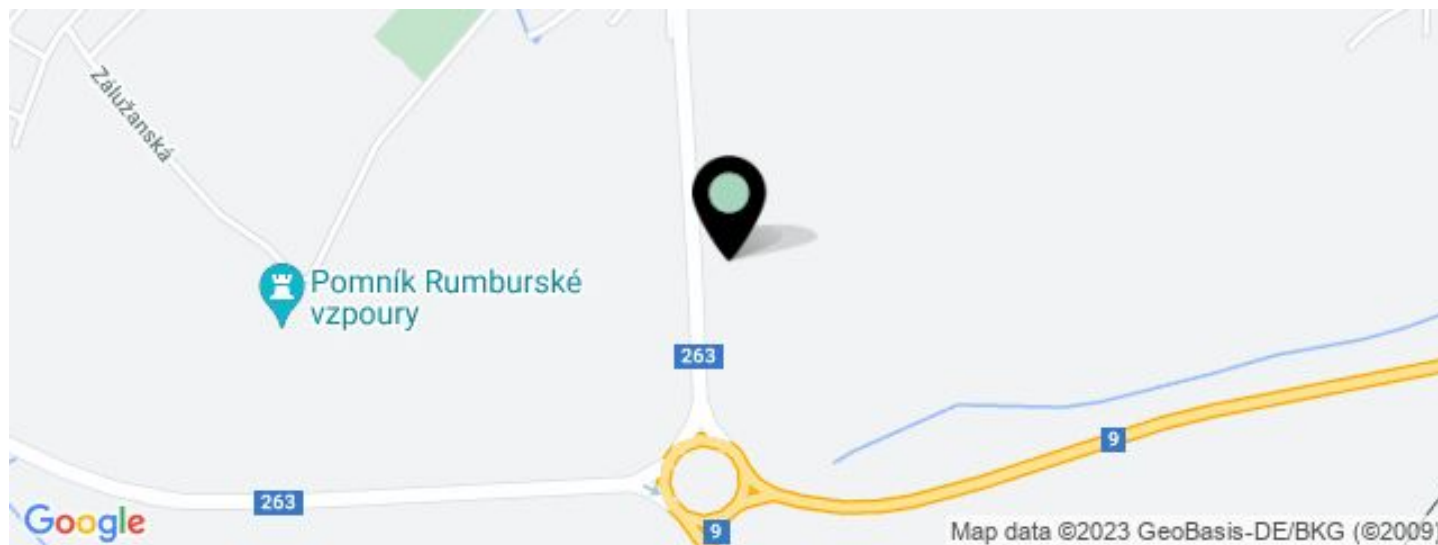




## Industrial park

40 900 m<sup>2</sup>, Děčín, Rumburk, Pražská

**Ask for price**



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building A - industrial premises, planned</b>	40 900 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price



## Industrial park

40 900 m<sup>2</sup>, Děčín, Rumburk, Pražská

**Ask for price**

<b>Total area</b>	40 900 m <sup>2</sup>
<b>Available area for rent</b>	40 900 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>	B
<b>Reference number</b>	37641

This industrial area offers industrial, warehouse and office space for lease. New development offers approximately 41.000 sq.m. of premises. Premises can be adjusted to needs of a variety of tenants. Premises are suitable for logistics, warehousing and light production. Building can be used also a cross-dock distribution centre. Available within 9 month after the signing the contract.

### Location:

Park is located in the northern part of the Czech Republic close to German borders (4 min drive time). The site is ideal for large distribution center with easy access to east Germany, as well as for a production facility that can benefit from the relatively cheap local labor force.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 370 car parking places
- 20 truck parking places
- Accessibility 24/
- Truck loading yard

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 12 m
- 90 Docks
- 4 Drive-ins
- 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.



# Industrial park

40 900 m<sup>2</sup>, Děčín, Rumburk, Pražská

Ask for price

