



## Industrial park

52 700 m<sup>2</sup>, Teplice, Krupka, Eduarda Poppera

Ask for price





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<b>Total area</b>	52 700 m <sup>2</sup>
<b>Available area for rent</b>	19 000 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Steel structure
<b>PENB</b>	G
<b>Reference number</b>	39033

Industrial park offers industrial, warehouse and office space for lease. The park is divided into two locations approx. 2 km from each other (the first has 2 halls and the second 1 hall). The properties are A-Class standard used for warehousing and light production purposes. Hall T1 was built in 2011, hall T2 in two phases in 2014 and 2016 and hall T4 was completed in 2018. 46 000 sq.m. (41 100 sq.m. of warehouse and 5 100 sq.m. of offices) is already standing and another 7 500 sq.m. is planned.

### Location:

The park is located in the North Bohemian region, close to the D8 motorway and the German border. Thanks to the proximity of the cities of Teplice and Ústí nad Labem, it is easily accessible for employees. Public transport also runs to the park.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service
- Park maintenance
- Sufficient parking space
- High standard of building
- Technical support on site

### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Drive -in access
- Floor loading capacity 5 T/sq.m
- Clear height 6,5 - 10 m
- Column grid 12 x 24 m
- LED lighting
- ESFR sprinklers

### Office:

- Flexible office layout with air conditioning

Lessee pays no commission.



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