



## Industrial space

15 622 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

Ask for price





## Industrial space

15 622 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

**Ask for price**

<b>Total area</b>	15 622 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	12.4 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>	40059

This industrial area offers industrial, storage and office space for lease in the northern part of the Czech Republic near the town of Zákupy. The park will offer a new modern class A industrial hall with more than 15,000 sq.m. for lease. The hall can be divided into smaller parts. The premises are suitable for logistics, distribution warehousing and light production. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. Handover of the building is possible within 9 months after the signature of a Future Lease Agreement.

### Location:

The area is located in the municipality of Zákupy, near the industrial zone in Česká Lípa and in the near proximity of highway 9 and thus enables perfect connection to Germany and Poland. Bus stop within walking distance.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 146 parking spaces

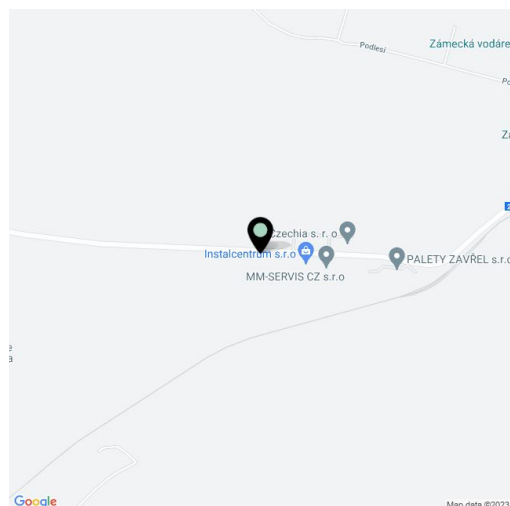
### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height up to 12.4 m
- 27 x docks doors
- 3 x drive in doors
- Min. 2% of skylights in warehouse area
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

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

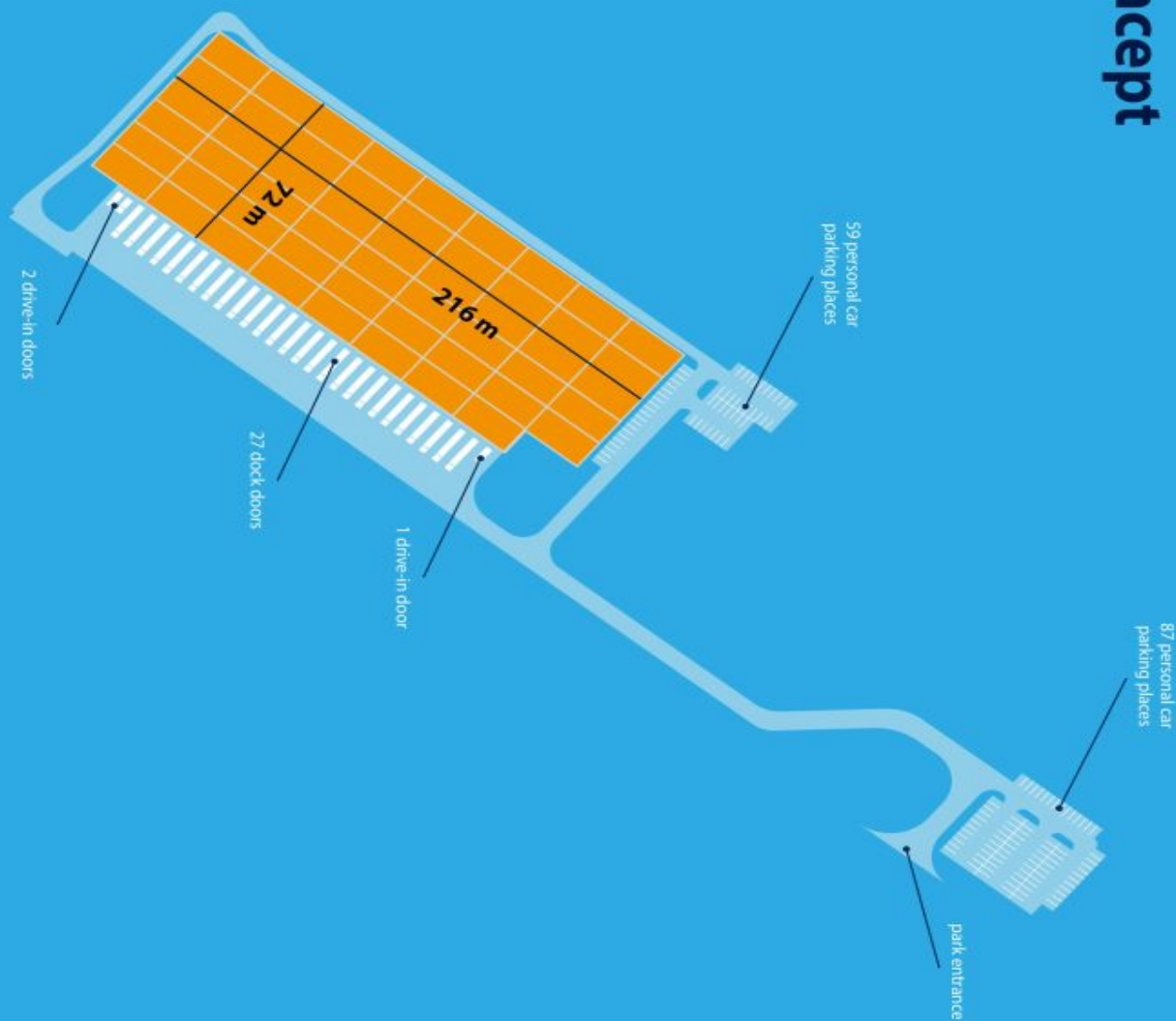
Lessee pays no commission.





# Development concept

<b>Total built-up area</b>	<b>15 628 sqm</b>
<b>Building</b>	<b>15 628 sqm</b>
Car parking places	146
Dock doors	27
Drive-in doors	3
<b>SUSTAINABILITY TRENDS</b>	
LED lighting	
BREEAM Very Good certified	
<b>WAREHOUSE</b>	
Column grid	12 m x 24 m
Light intensity in the hall	200 lux
Skylights min	2%
Floor loading	5 t/sqm
<b>OFFICE PREMISES</b>	
Clear height	2,7 m
Light intensity	500 lux
Build to suit	







# STANDARD TECHNICAL SPECIFICATION



## SUPPORTING STRUCTURE

- Pad or pilot 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 façade 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 façade 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 antistatic 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