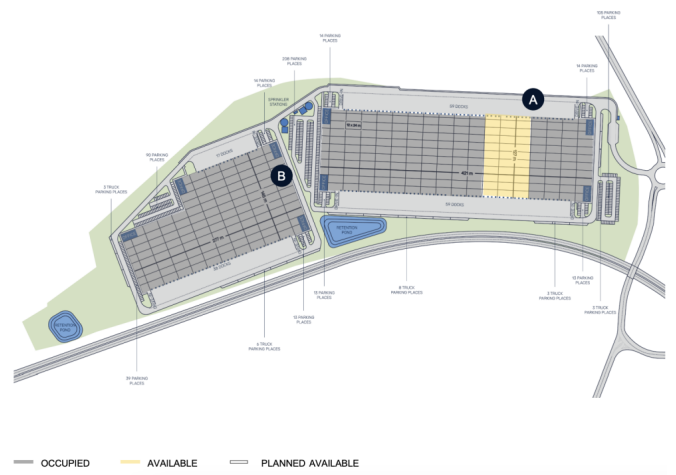
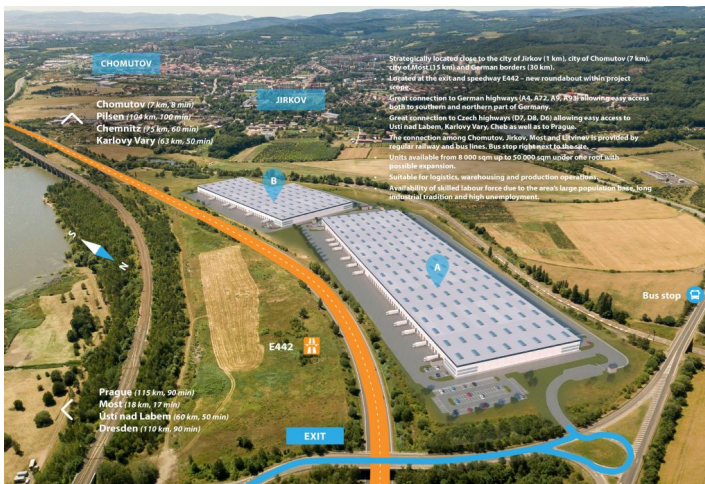




# Industrial space

9 000 m<sup>2</sup>, Chomutov, Jirkov

Ask for price





## Industrial space

9 000 m<sup>2</sup>, Chomutov, Jirkov

[Ask for price](#)

<b>Total area</b>	9 000 m <sup>2</sup>
<b>Available area for rent</b>	9 000 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>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	40064

**9,000 sq.m.** of industrial, warehouse and office space for lease. The area offers class A premises suitable for logistics, distribution warehousing or light production. 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
- 367 car parking places
- 13 truck parking places

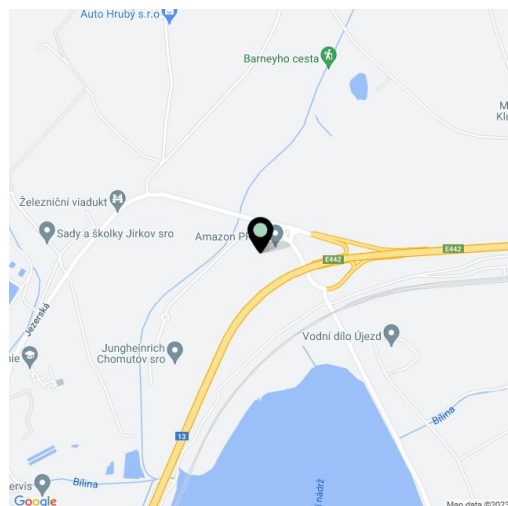
### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- docks
- 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

**Available from 6/2025.**





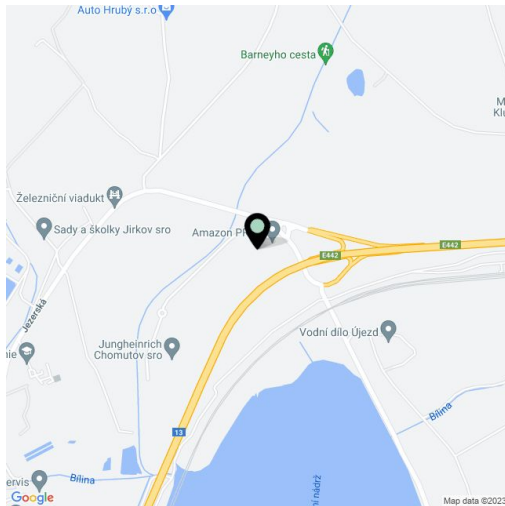
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Lessee pays no commission.



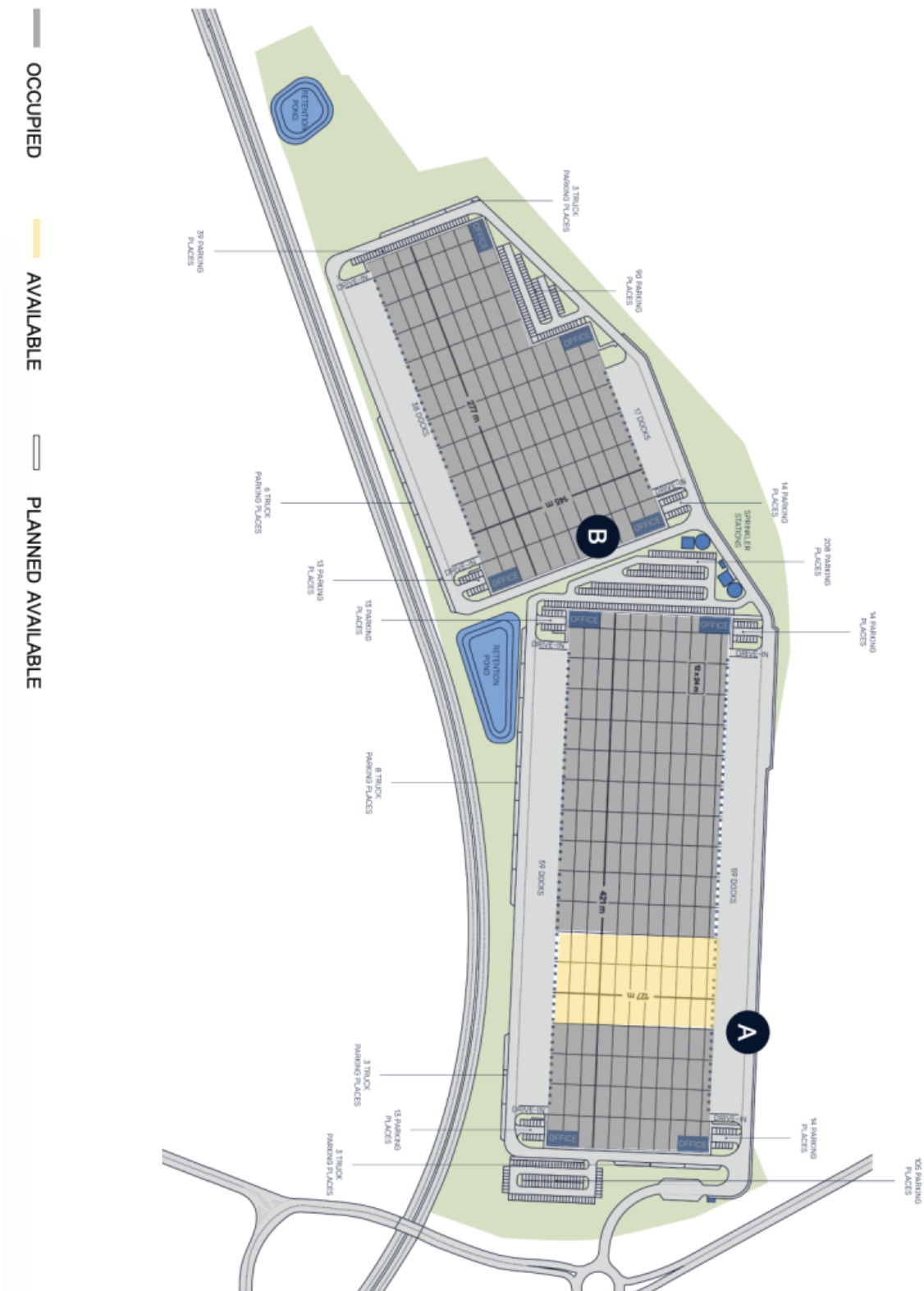




# Industrial space

9 000 m<sup>2</sup>, Chomutov, Jirkov

**Ask for price**





Industrial space

9 000 m<sup>2</sup>, Chomutov, Jirkov

Ask for price

