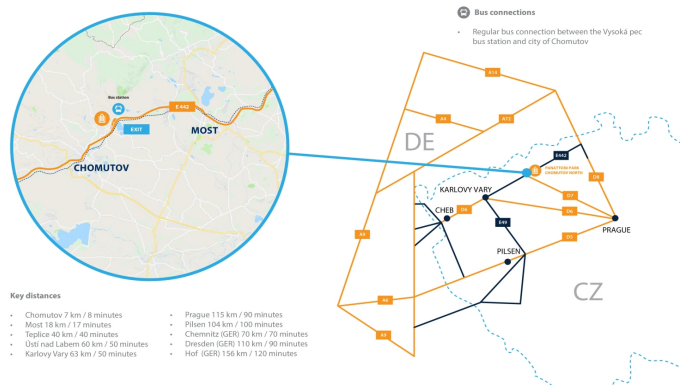




**PERFECT ACCESS FROM EXIT  
GREAT VISIBILITY FROM E442 MOTORWAY**





## Industrial space

4 300 m<sup>2</sup>, Chomutov, Jirkov

**Ask for price**

<b>Total area</b>	4 300 m <sup>2</sup>
<b>Available area for rent</b>	4 300 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

**4,300 sqm** 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:

The park offers an excellent strategic location on the E442 road near Chomutov, close to Jirkov (1 km), Chomutov (7 km), Most (15 km) and the German border (30 km). Perfect connection to the German motorways (A4, A72, A9, A93) provides connections to both the southern and northern part of Germany. Easy accessibility by public transport - bus stop within walking distance.

### 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:

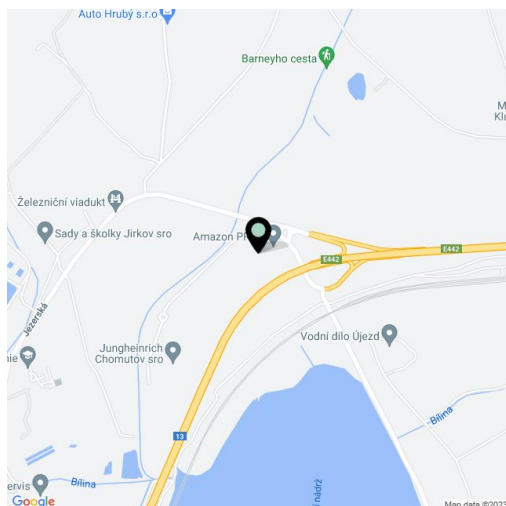
- Floor loading capacity 5 T/sqm
- Clear height 10 m
- docks
- drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

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

**Available from 7/2025.**

Lessee pays no commission.





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