



# Logistic park

121 000 m<sup>2</sup>, Karlovy Vary, Ostrov

Ask for price





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<b>Total area</b>	121 000 m <sup>2</sup>
<b>Available area for rent</b>	102 700 m <sup>2</sup>
<b>Ceiling height</b>	11.6 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>	40073

This logistic park offers warehouse, industrial and office space for lease. The site offers two buildings consisting in total 121 000 sq.m. The premises can be used either by a single tenant or by a number of clients and create so called "multi tenant building". The premises will be designed and constructed according to client specific requirements and to the highest A-class standard on the industrial market. Premises are suitable for logistics, distribution or light production. Available within 6 months after signing the contract.

### Location:

Area is located within the Karlovy Vary region on west part of the Czech Republic. The site lies close to the Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most and Teplice. The park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). Ideal location due to the close proximity of German borders (65 km). Public transport providing quick connection to Karlovy Vary.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 1 026 car parking places
- 161 truck parking places
- Accessibility 24/7

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 11,6 m
- 159 docks
- Drive-in
- 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.





