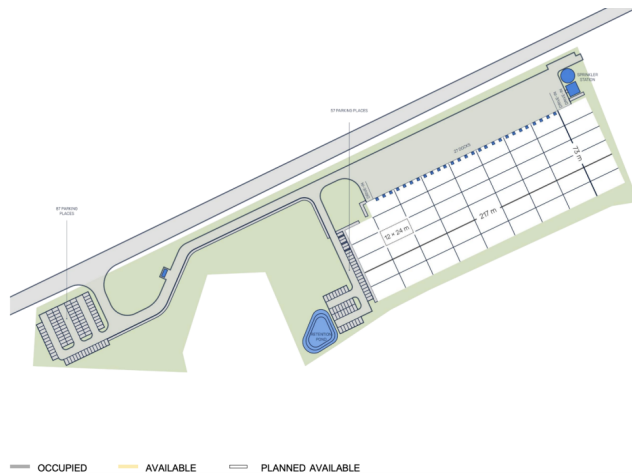




# Warehouse space

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

Ask for price





## Warehouse space

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

**Ask for price**

Total area	15 630 m <sup>2</sup>
Available area for rent	15 630 m <sup>2</sup>
Min. area	5 000 m <sup>2</sup>
Ceiling height	12.4 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40165

**15,630 sq.m.** of warehouse and office space for lease. The A class premises are suitable for logistics, distribution or 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

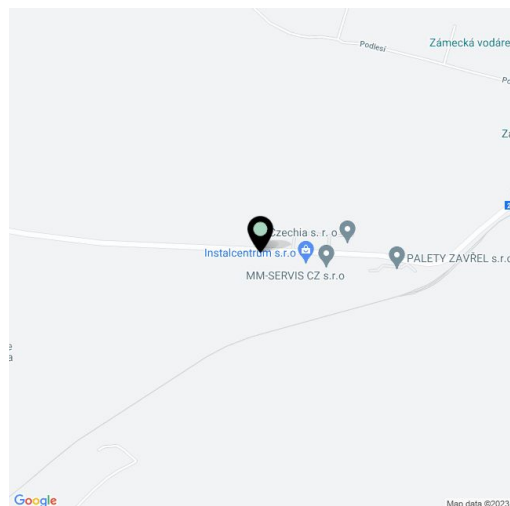
### Storage/Industrial space:

- 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.

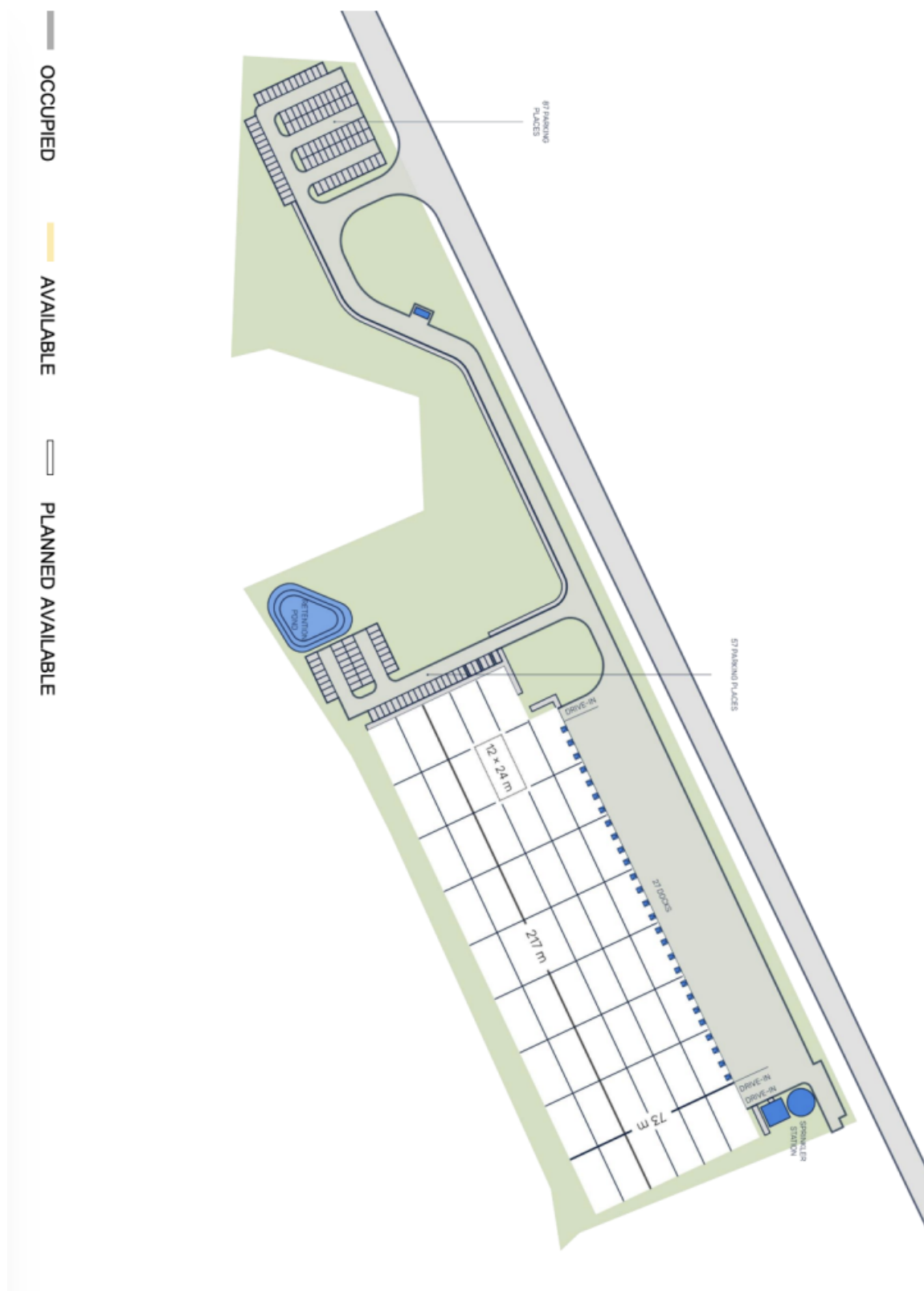




# Warehouse space

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

Ask for price

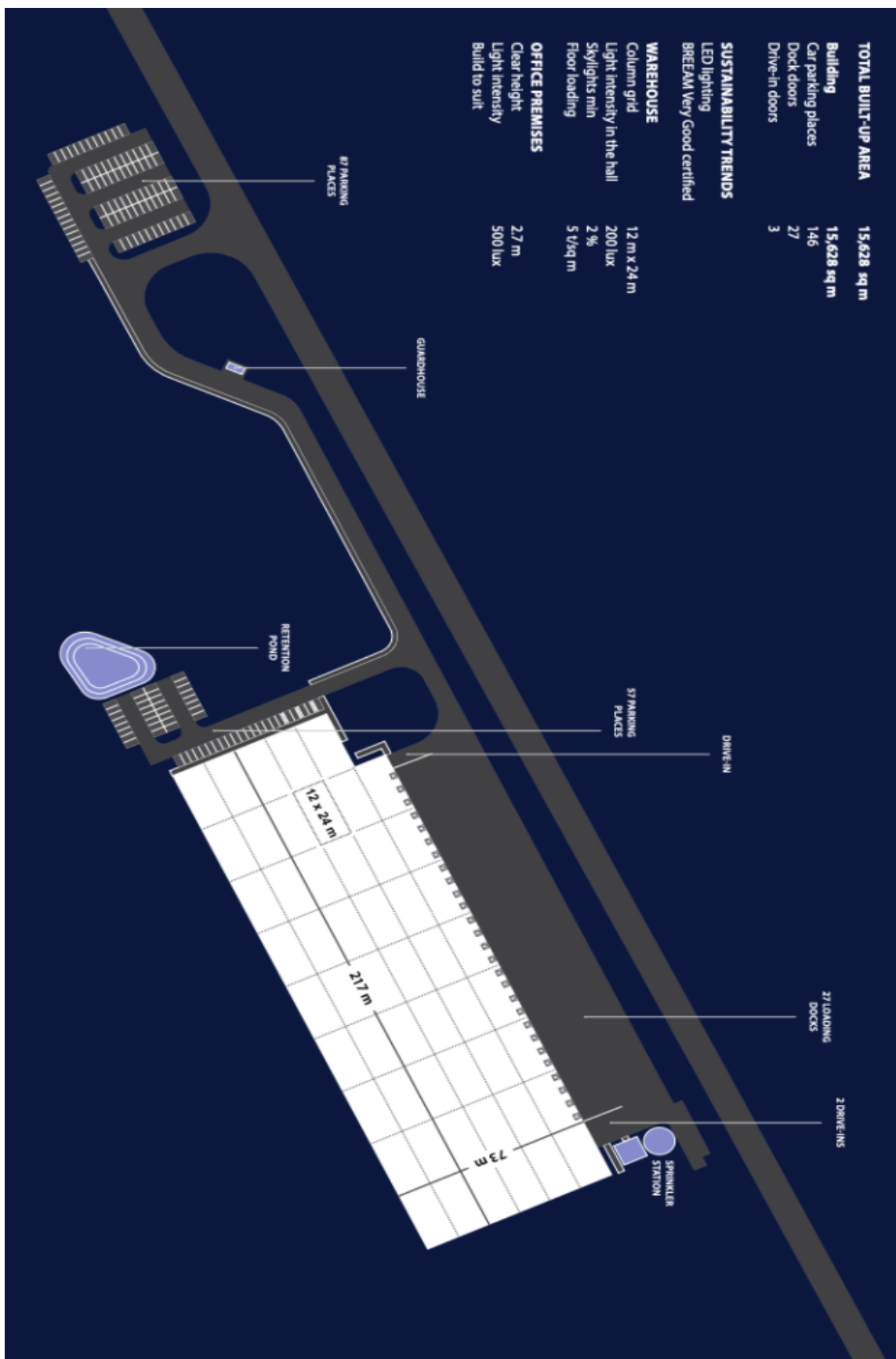




# Warehouse space

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

Ask for price



**TOTAL BUILT-UP AREA** 15,628 sq m  
**Building** 15,628 sq m  
 Car parking places 146  
 Dock doors 27  
 Drive-in doors 3

**SUSTAINABILITY TRENDS**  
 LED lighting  
 BREEM Very Good certified

**WAREHOUSE**  
 Column grid 12 m x 24 m  
 Light intensity in the hall 200 lux  
 Skylights in main hall 2 %  
 Floor loading 5 t/sq m

**OFFICE PREMISES**  
 Clear height 2.7 m  
 Light intensity 500 lux  
 Build to suit