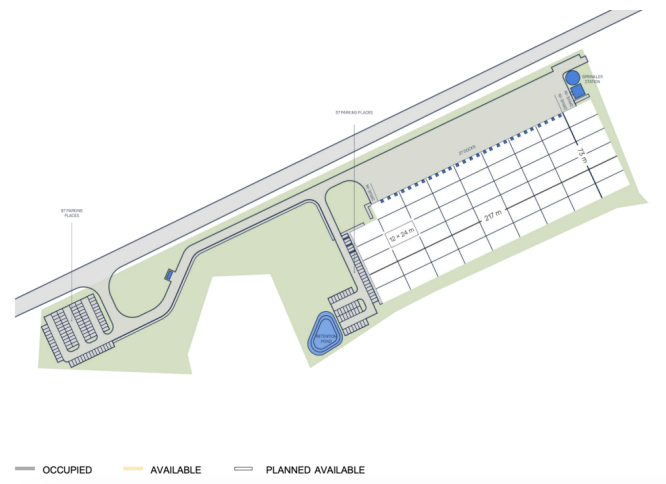




Warehouse space

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price





Warehouse space

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price

Total area	15 630 m ²
Available area for rent	15 630 m ²
Min. area	5 000 m ²
Ceiling height	12.4 m
Floor loading capacity	5 t/m ²
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

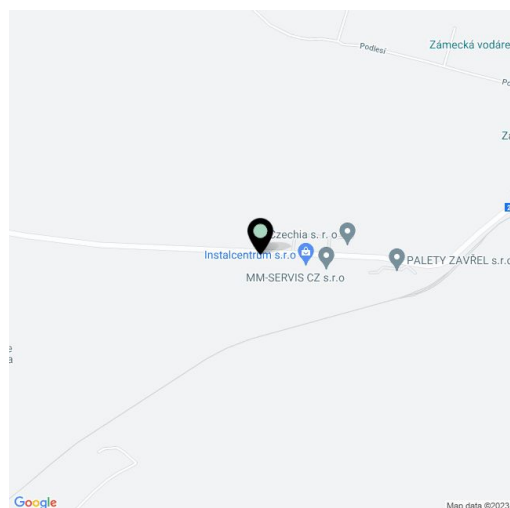
Storage/Industrial space:

- 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.

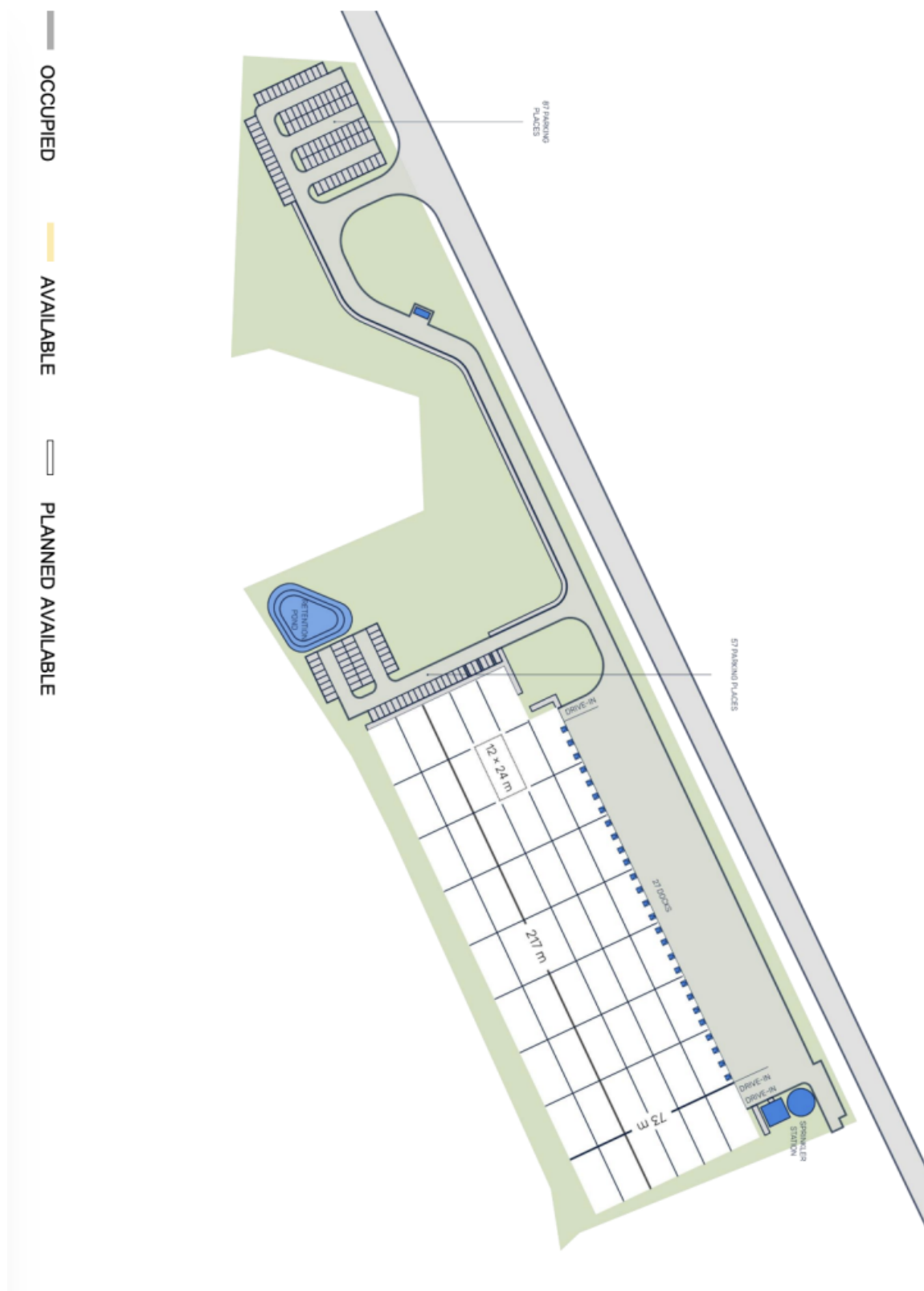




Warehouse space

15 630 m², Česká Lípa, Zákupy, Nádražní

Ask for price

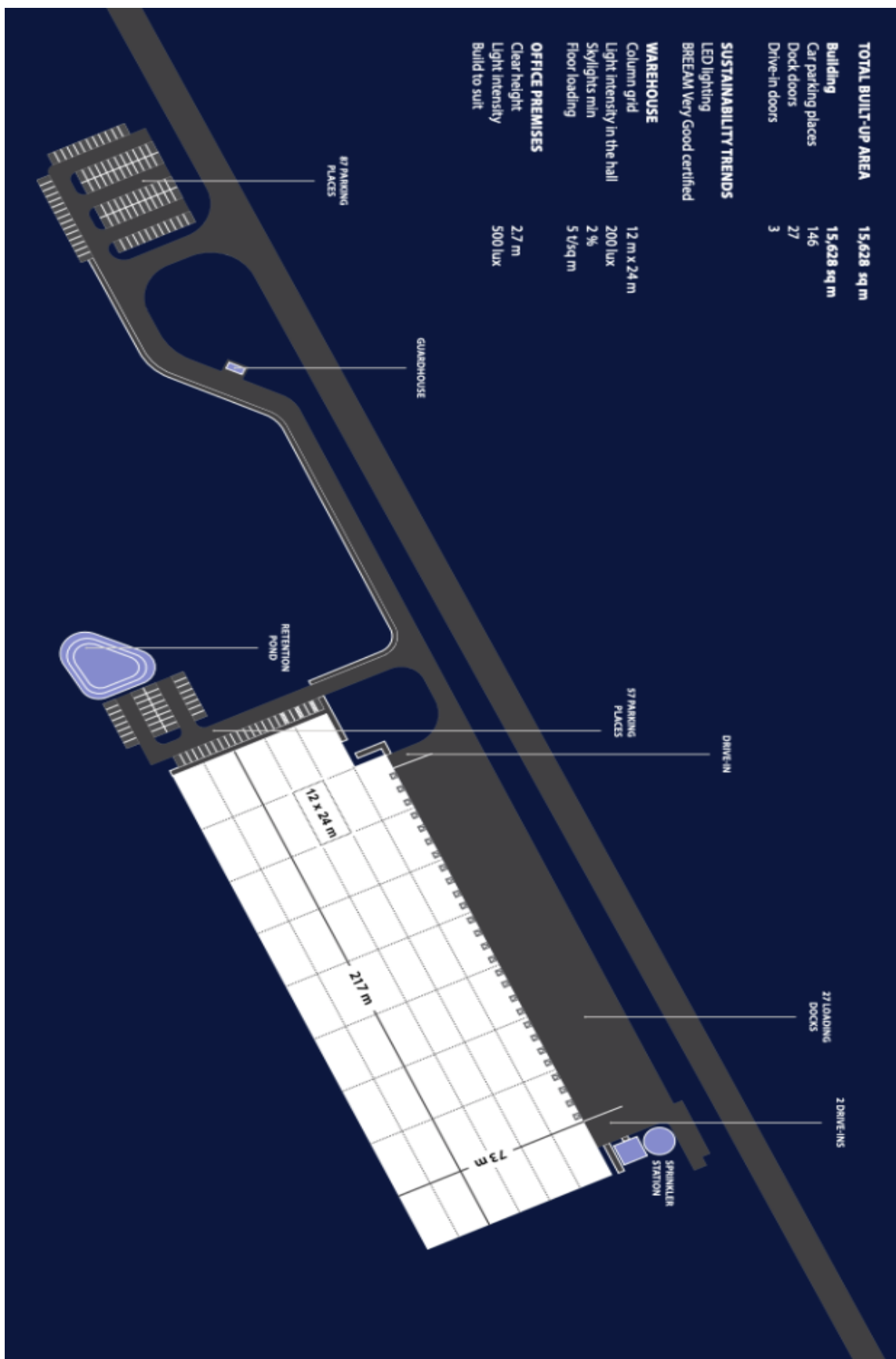




Warehouse space

15 630 m², 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
 2 %
 Floor loading
 5 t/sq m

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