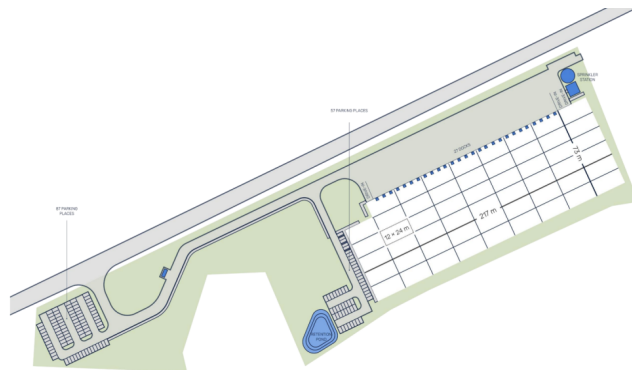




# Warehouse space

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

Ask for price





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

**Ask for price**

<b>Total area</b>	15 630 m <sup>2</sup>
<b>Available area for rent</b>	15 630 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	12.4 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>	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

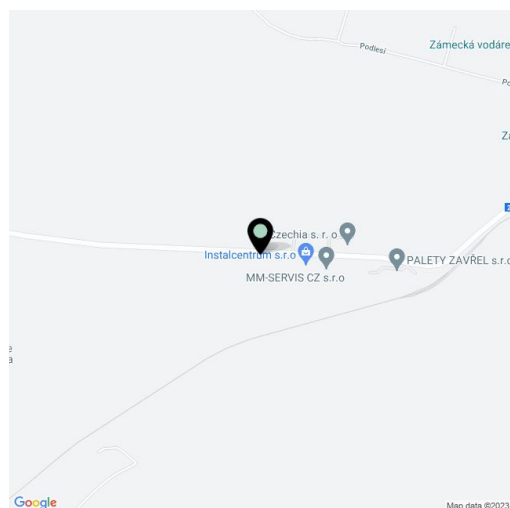
### Storage/Industrial space:

- 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.

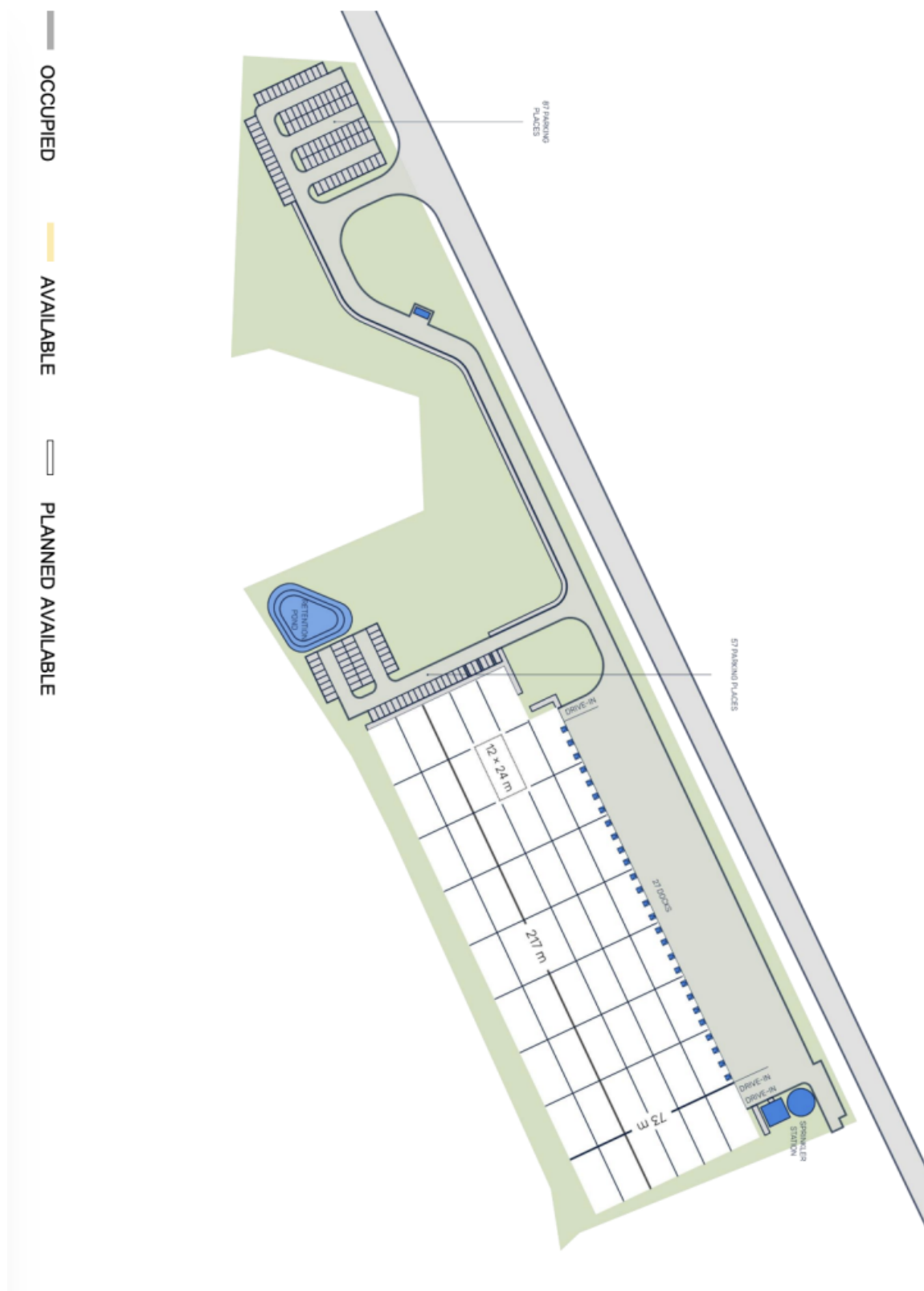




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