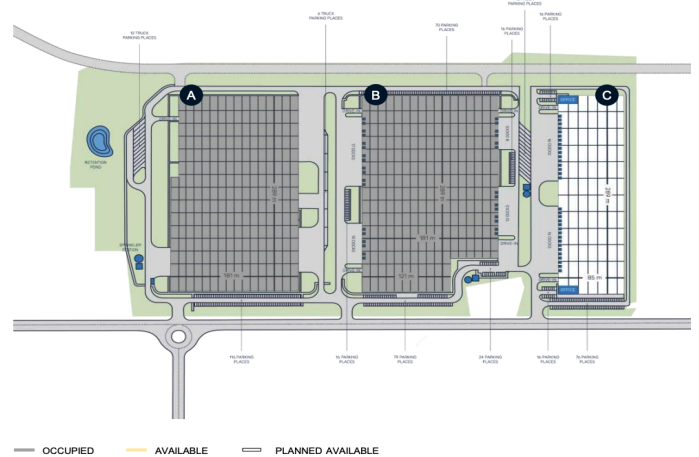




STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth panels on 150mm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor, PE membrane, top paint, 50mm thick surface treatment with hardener • Load capacity of 55 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clean installations • Min. 2% of slope in warehouse area • Synthetic drainage system • Emergency overflows 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall • Dock door equipped with hydraulic levels, 60 kN capacity, PVC plastic, steel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall
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<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas-fueled boilers or infrared gas radiators, heating according to norms for warehousing • LED lighting on ceiling, 160 lm/ft² standard and 200 lm/ft² for high bays • 200 lm/ft² lighting including influence of class installation • 1x 630 kVA dry transformer station per each 1-25 000 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased capacity and roof insulation • Heating and ventilation in accordance with code for manufacturing (powering) • 300 lm/ft² lighting (including influence of class installation) • Increased percentage of dry joints area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 best custom designed in built, incl. offices, social, locker rooms, day room, exit furniture and equipment • Aluminium entrance door with screen to entrance lobby • Thin, opaque or PVC floor surfers, suspended mineral ceiling panels • Soft floor with raised, feature, cold tile, and hard acoustical • PVC cable trays below windows, 1x 220V socket per work place • Server room with 1 light units and enclosed PVC floor • Top cooling 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 200mm thick base, entrance barriers and metal gate • Green areas with grass, bushes, and trees
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Industrial space

24 415 m², Plzeň-město, Plzeň, Ke Karlovu

Ask for price

Total area	24 415 m ²
Available area for rent	24 415 m ²
Ceiling height	12 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40206

24,415 sqm of industrial and office space for lease in Pilsen. A Class premises are suitable for light manufacturing, logistics or distribution. The internal layout of the premises can be adapted to the requirements of the tenant. To move in within 12-15 months after signing the contract.

Location:

The park is located directly in the city of Pilsen. There is an excellent transport connection by public and train transport, which connects Pilsen with Frankfurt, Munich and Curych.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 108 car parking places
- 15 truck parking places

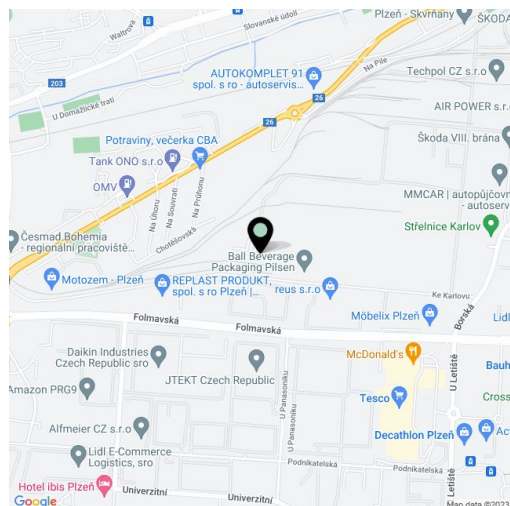
Storage/Industrial space:

- Floor loading capacity 5 T/sqm
- Clear height 12 m
- 32 x Loading docks
- 2 x Drive-in
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning
- 500 Lux LED lighting

Lessee pays no commission.

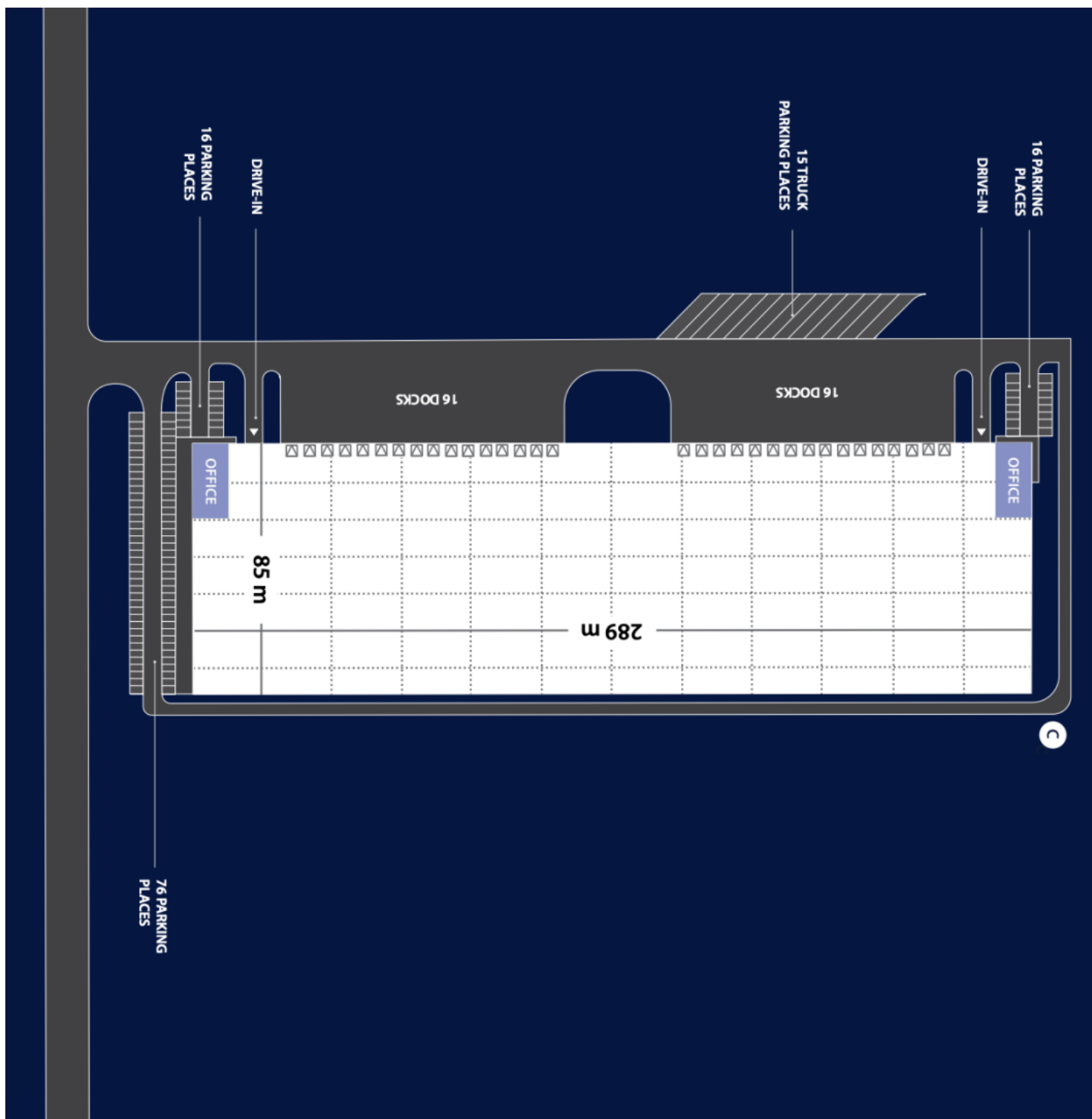




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