



## Warehouse space

5 562 m<sup>2</sup>, Louny, Žatec, Plzeňská

Ask for price





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Total area	5 562 m <sup>2</sup>
Available area for rent	5 562 m <sup>2</sup>
Ceiling height	10.5 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40653

**5,562 sq.m.** of warehouse, industrial and office space for lease. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Available within 9 months after signing the contract.

### Location:

Park is strategically located 30 km from the German border on the D7 roadway connecting Prague/Chomutov, close to the E55/D8 motorway (Prague/Dresden).

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

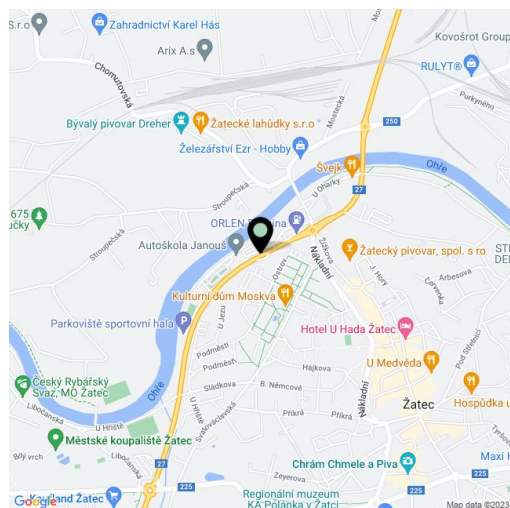
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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