



# Industrial park

40 852 m<sup>2</sup>, Ústí nad Labem, Ústí nad Labem, Tovární

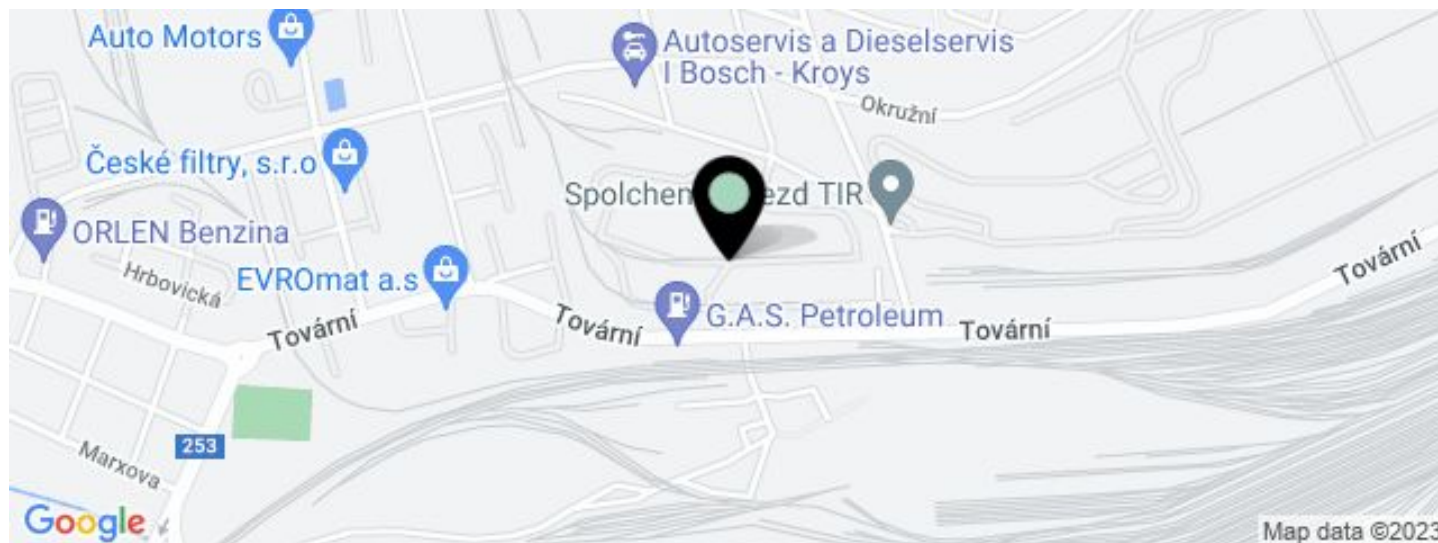
Ask for price







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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building B, industrial premises - available within 10 to 12 months after signing the contract</b>	7 013 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price
<b>Building C, industrial premises - available within 10 to 12 months after signing the contract</b>	11 744 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price



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<b>Total area</b>	40 852 m <sup>2</sup>
<b>Available area for rent</b>	18 757 m <sup>2</sup>
<b>Ceiling height</b>	10 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>	G
<b>Reference number</b>	42917

The industrial park offers Class A industrial, storage and office space for lease near the center of Ústí nad Labem. More than 52,000 sq.m. of leasable areas, which can be divided from 6,000 sq.m. into large centers, tailor-made for the customer, will be built on a brownfield site of approximately 108,000 sq.m. The premises are suitable for logistics, light industry and business activities.

### Location:

The park is located on the outskirts of Ústí nad Labem, in Tovární Street and in the neighboring Okružní Street. The D8 motorway exit (Prague-Dresden) is 1.5 km away. The location is ideal for last mile logistics.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

### Industrial/Warehouse space:

- Drive-in
- Ramps and gates (3.0 × 3.5 m)
- Fully automatic hydraulic levelling bridges with a loading capacity of 60 kN
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Column grid structure 12x24 m and 16x24 M
- Energy efficient lights with a light intensity of 200 Lux in the space between shelf units and 300 Lux in the picking area.

### Offices:

- All administrative space built to suit
- According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum
- Air conditioning
- Sufficient parking space

Lessee pays no commission.



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