



## Warehouse space

71 819 m<sup>2</sup>, Žatec, Průmyslová

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 71 819 m <sup>2</sup>         |
| <b>Available area for rent</b> | 71 819 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 10.5 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>        | 43187                         |

**71,819 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). The area is situated between three districts with approximately 300,000 inhabitants within a 30 km radius from the park.

### 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

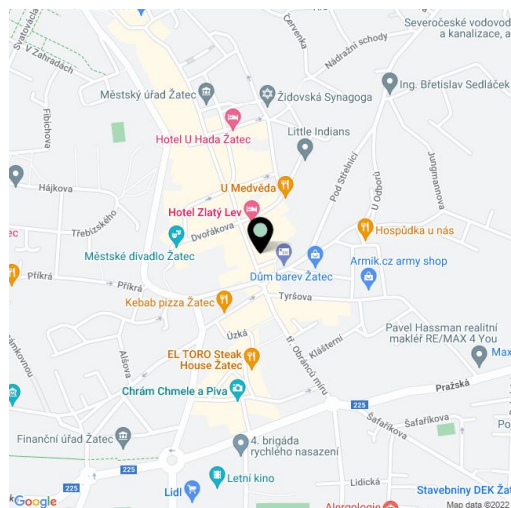
### Industrial/Warehouse space:

- 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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