

- SUPPORTING STRUCTURE**
 - Full column foundation, insulated plinth panels up to 300 mm above floor
 - Reinforced concrete columns in 12 x 24 m grid or per layout
 - Reinforced concrete or steel roof beams, clear height of 10 m
- FLOOR**
 - Slab reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
 - Load capacity of 50 kN/qm, 60 kN point load
 - Flatness according to DIN 1822, table 3, line 3
- ROOF**
 - Corrugated steel sheets, mineral wool insulation, PVC membrane
 - Free load capacity of 13 kg/qm for client installation
 - Min. 2% of slope in warehouse area
 - Siphonic drainage system, emergency overflow
- FACADE**
 - Horizontal sandwich panels with mineral wool insulation, PVC membrane
 - Reinforced concrete facade around docks to approx. 4.5 m height
 - Double-glazed windows in offices
- DOCKS**
 - 2x electrically operated 1.0 x 3.0 m dock for each 200 sq m of hall
 - Each dock equipped with hydraulic leveler, 60 kN capacity PE shelter wheel guides
 - 2x electrically operated 4.5 x 4.5 m drive in gate for each 5,000 sq m of hall

- HALL INSTALLATIONS**
 - Gas safety heaters or infrared gas radiators, heating according to norms for space heating
 - ESF sprinklers under roof (if Global certified tank and pumps)
 - 200 lux LED lighting (including influence of clients installation)
 - 1x 630 kVA dry transformer station per each 25,000 sq m of hall
- PRODUCTION UPGRADE (OPTIONAL)**
 - Increased facade and roof insulation
 - Heating and ventilation in accordance with code for manufacturing (assembly)
 - 300 lux LED lighting (including influence of clients installation)
 - Increased percentage of skylights area
- OFFICES**
 - 2 level custom designed in built, incl. offices, social, locker room, dress room, rest barbers and spa area
 - Aluminum entrance door with canopy to entrance lobby
 - Tile, carpet or PVC floor surface, suspended mineral ceiling panels
 - Social areas with ergonomic furniture, wall tiles, and basic accessories
 - PVC cable trays below windows, 2x 220V socket each 8 sq m
 - Server room with 2 light units and anti-static PVC floor
 - Top coating
- OUTSIDE AREAS**
 - Hard area from concrete paving, sloped for drainage
 - 2 m high mesh fence, entrance barriers and manual gate
 - Green areas with grass, bushes, and trees

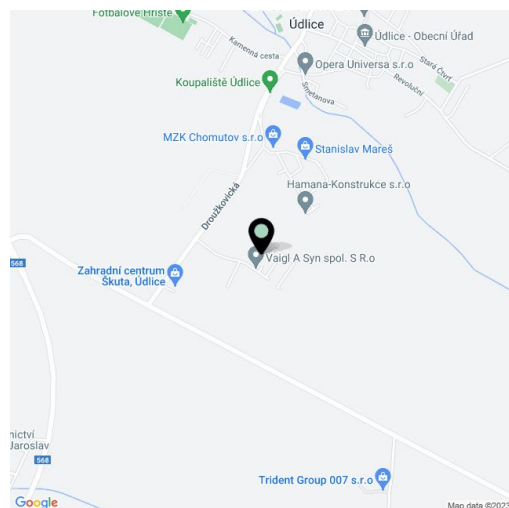


Industrial space

40 660 m², Chomutov, Údlice, Droužkovická

[Ask for price](#)

Total area	40 660 m ²
Available area for rent	40 660 m ²
Min. area	5 000 m ²
Ceiling height	12 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	44236



40,660 sq.m. of industrial and office space for lease in the industrial park. Class A premises are suitable for logistics, distribution, warehousing or light production. Units available from 5 000 sq.m. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. Handover of the building is possible within 18 months after the signature of a Future Lease Agreement.

Location:

Strategically located close to the city of Chomutov (7 km), city of Teplice (45 km) and German borders (27 km). Located between the exit 70 and 75. Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. The connection between Chomutov, Nezabylice and Údlice is provided by bus lines. Bus stop is close to the site.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 212 car parking places
- 6 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height 12 m
- Loading docks 1/800 sq.m.
- 38 docks
- 2 drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux
- Air-conditioning



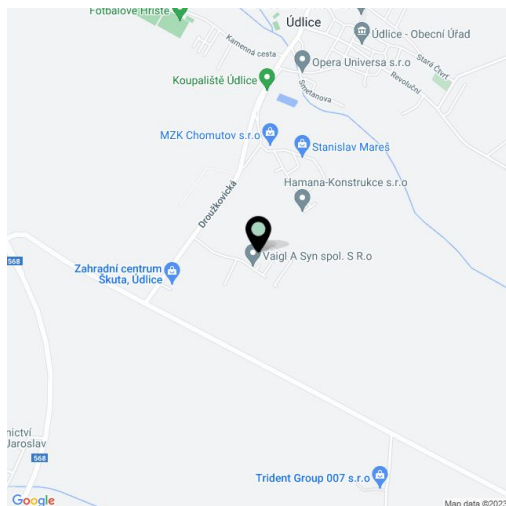
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Lessee pays no commission.





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