



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

- High reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/m², 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/m² 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 shifter, wheel guides
- 2x electrically operated 4.5 x 4.5 m drive in gate for each 1,000 sq m of hall

HALL INSTALLATIONS

- Gas safety heaters or infrared gas radiators, heating according to norms for warehousing
- EBF sprinklers under roof (RIGlobal 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)

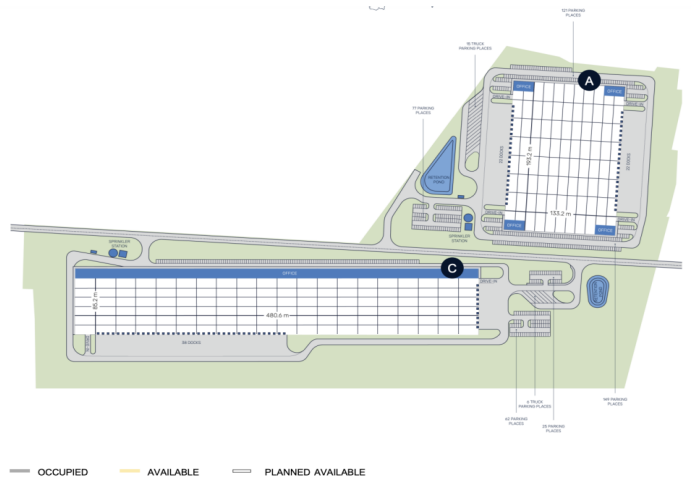
- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (including influence of clients installation)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in built, incl. offices, social, locker room, dress room, rest, kitchen and cafeteria
- Aluminium entrance door with canopy to entrance lobby
- Tiles, 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 antistatic 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





Logistic park

Chomutov, Údlice, Droužkovická

[Ask for price](#)



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, warehouse premises, planned	5 000 - 25 540 m ²	0 EUR monthly per m ²	Yes	Ask for price
Building C, warehouse premises, planned	5 000 - 40 660 m ²	0 EUR monthly per m ²	Yes	Ask for price



Logistic park

Chomutov, Údlice, Droužkovická

Ask for price

Available area for rent	66 200 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	44253

This logistic area offers warehouse, industrial and office space for lease. The area offers 66 198 sq.m. of class A premises 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
- 559 car parking places
- 21 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height 10-12 m
- Loading docks 1/800 sq.m.
- 82 docks
- 6 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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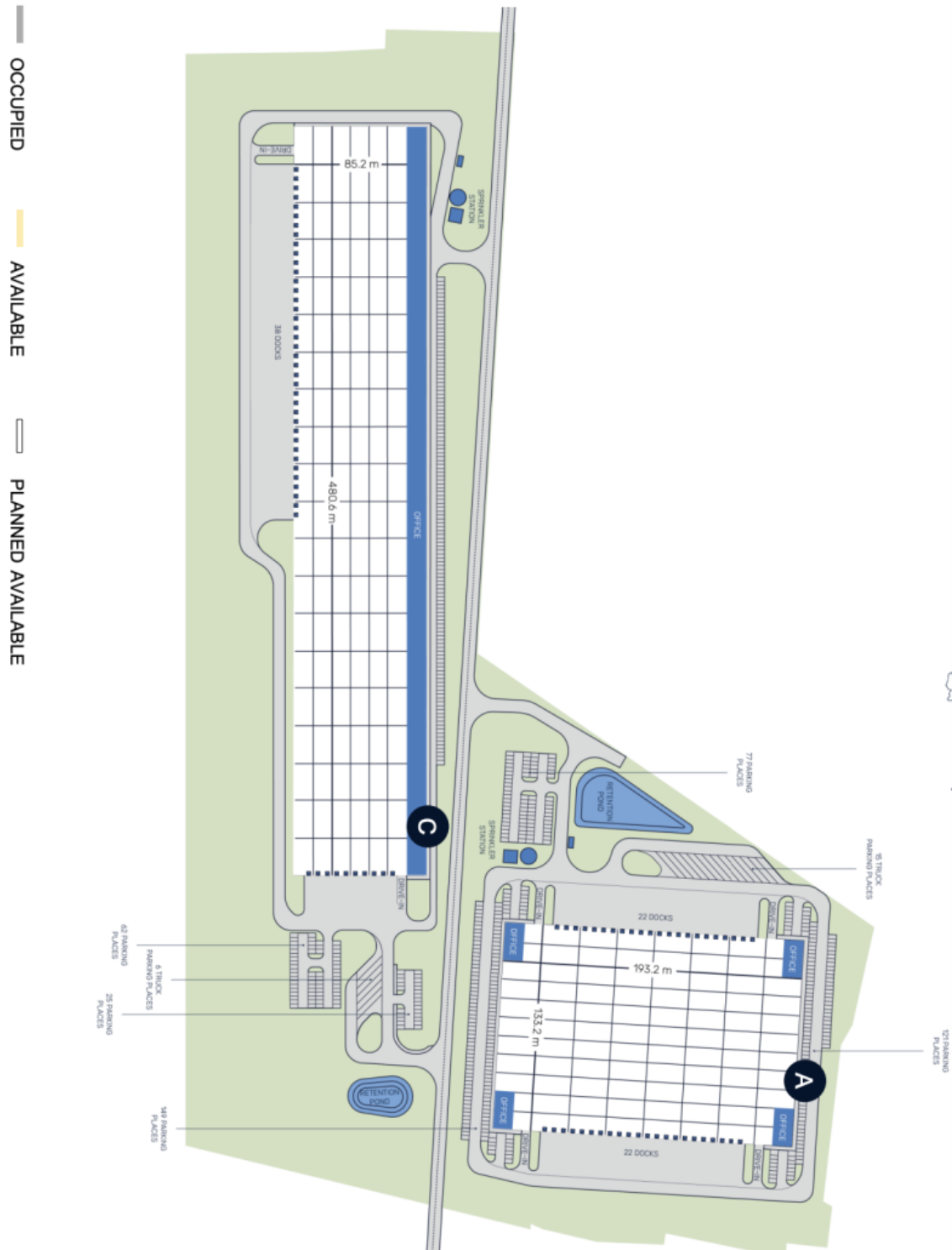
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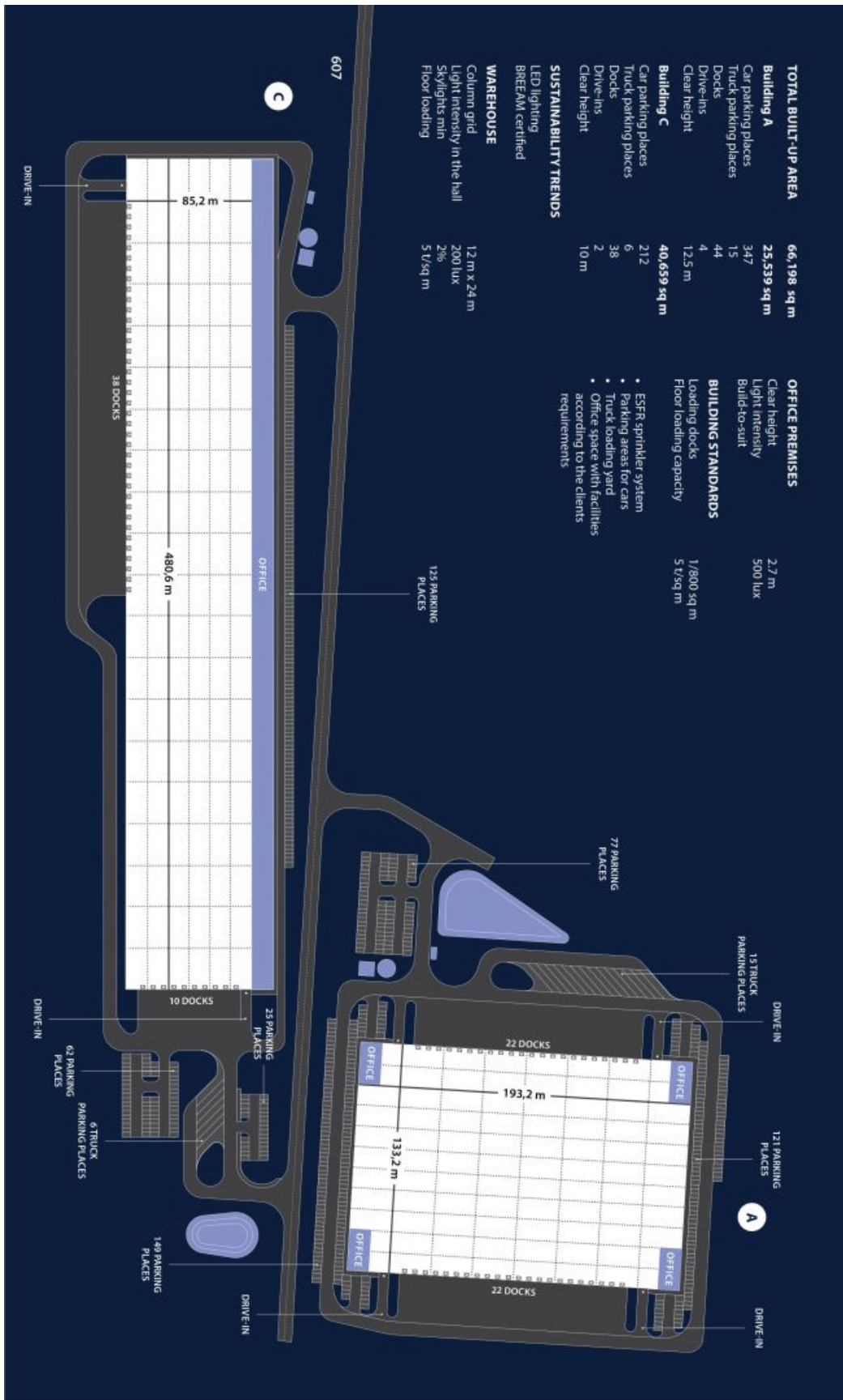


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TOTAL BUILT-UP AREA

66,198 sq m

25,539 sq m

Car parking places

Truck parking places

Docks

Drive-ins

Clear height

212

6

38

2

10 m

40,659 sq m

212

6

38

2

10 m

40,659 sq m

212

6

38

2

10 m

40,659 sq m

212

6

38

2

10 m

40,659 sq m

212

6

38

2

10 m

40,659 sq m

212

6

38

2

10 m

40,659 sq m

212

6

38

- OFFICE PREMISES**
- Clear height 2,7 m
 - Light intensity 500 lux
 - Build-to-suit
- BUILDING STANDARDS**
- Loading docks 1/800 sq m
 - Floor loading capacity 5 t/sq m
 - ESFR sprinkler system
 - Parking areas for cars
 - Truck loading yard
 - Office space with facilities according to the clients requirements

WAREHOUSE

- Column grid 12 m x 24 m
- Light intensity in the hall 200 lux
- Skylights min 2%
- Floor loading 5 t/sq m

SUSTAINABILITY TRENDS

- LED lighting
- BREEAM certified