



Warehouse space

40 660 m², Chomutov, Údlice, Droužkovicá

Ask for price



SUPPORTING STRUCTURE

- Hot dip galvanized, insulated precast panels up to 100 mm above floor
- Reinforced concrete columns in 12 x 24 m grid on precast
- 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 kN/m² for client installation
- Min. 2% of slope in warehouse area
- Synthetic 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

- 24 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
- 2 electrically operated 4.5 x 4.5 m drive in gate for each 5,000 sq m of hall

HALL INSTALLATIONS

- Gas safety beacons or infrared gas radiators, heating according to norms for warehousing
- ESP sprinkler under roof (A-Galval certified tank and pumps)
- 200 lux LED lighting (including influence of client installation)
- 1 x 630 kVA dry transformer station per each 25,000 sq m of hall

PRODUCTION UPGRADE (OPTIONAL)

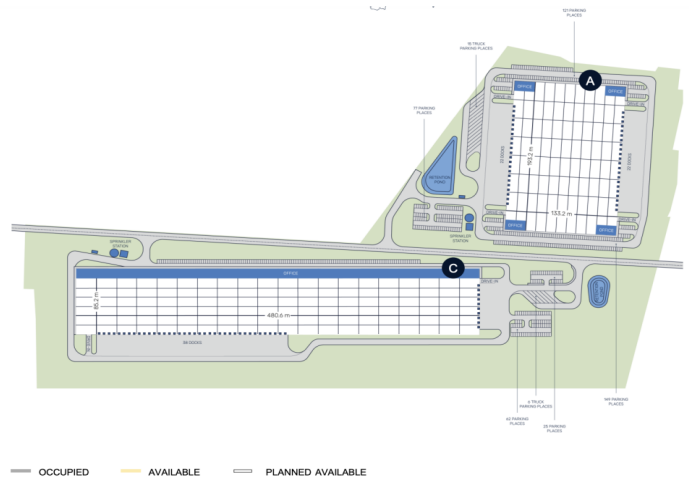
- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (including influence of client installation)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in built, incl. offices, social, locker room, dress room, rest, bathroom and appliance
- Aluminium entrance door with canopy to entrance lobby
- Thin, copper or PVC floor surface, suspended mineral ceiling panels
- Social areas with ergonomic furniture, wall files, and basic accessories
- PVC cable trays below windows, 2x 220V socket each 8 sq m
- Server room with 24h access 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



TOTAL BUILT-UP AREA

66,198 sq m

OFFICE PREMISES

Clear height: 2.7 m
Light intensity: 500 lux
Build-to-suit

BUILDING STANDARDS

Loading docks: 1800 sq m
Floor loading capacity: 5 t/sq m

WAREHOUSE

Column grid: 12 m x 24 m
Light intensity in the hall: 200 lux
Skylights area: 2%

Building A

Car parking places: 249
Truck parking places: 15
Docks: 4
Drive-in: 4
Clear height: 12.5 m

Building C

Car parking places: 212
Truck parking places: 6
Docks: 2
Drive-in: 2
Clear height: 10 m

Building D

Car parking places: 212
Truck parking places: 6
Docks: 2
Drive-in: 2
Clear height: 10 m

Building E

Car parking places: 212
Truck parking places: 6
Docks: 2
Drive-in: 2
Clear height: 10 m

SUSTAINABILITY TRENDS

LED lighting certified

WAREHOUSE BREEAM certified

Column grid: 12 m x 24 m
Light intensity in the hall: 200 lux
Skylights area: 2%



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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	44255

40,660 sq.m. of warehouse and office space for lease in the logistic 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

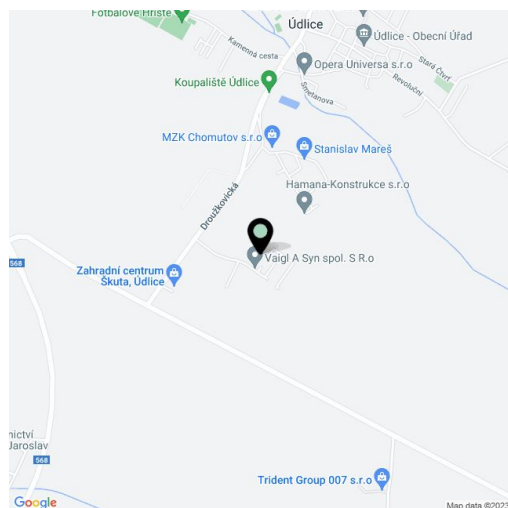
Storage/Industrial space:

- 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

Lessee pays no commission.





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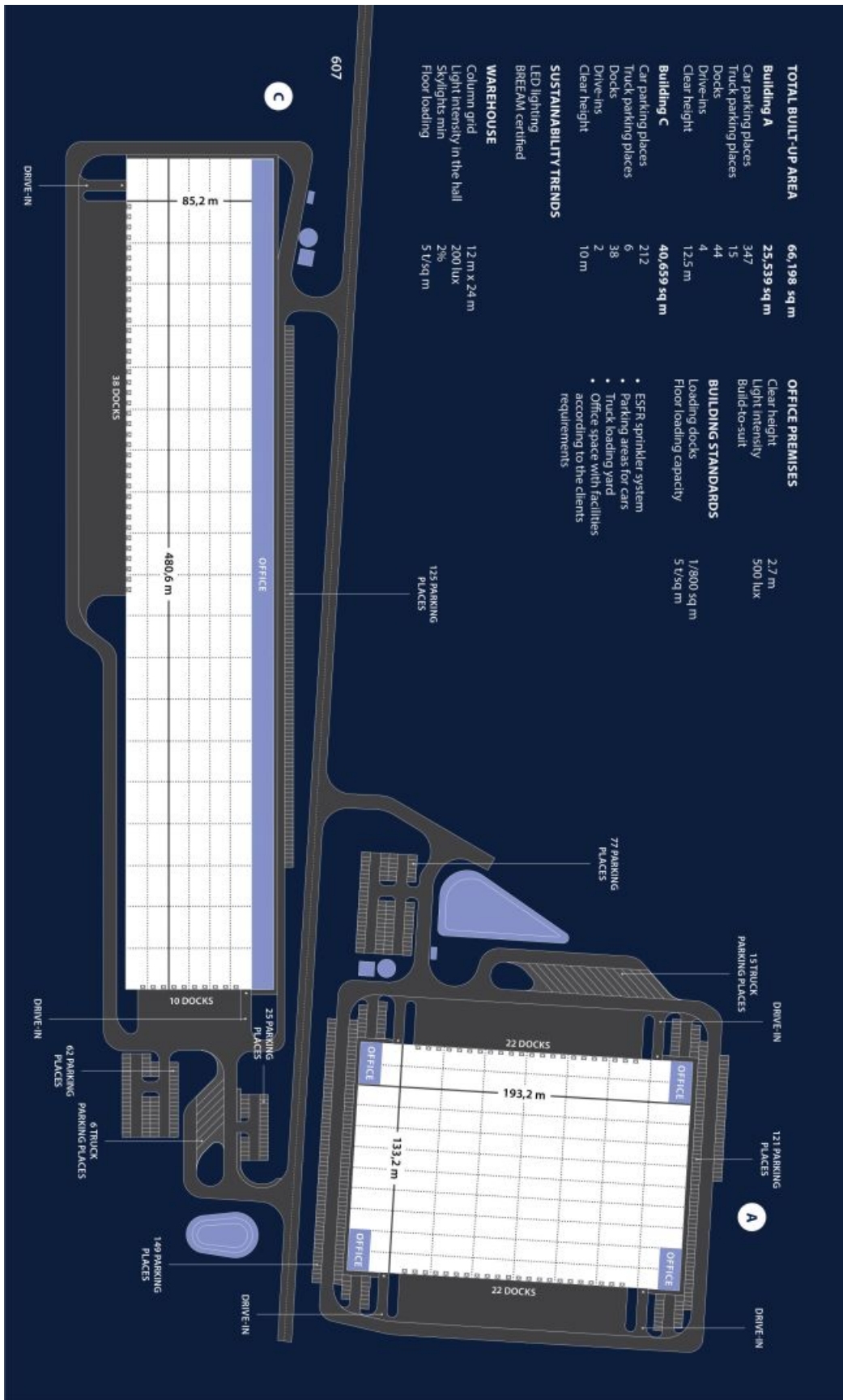




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TOTAL BUILT-UP AREA

66,198 sq m

Building A

Car parking places

Truck parking places

Docks

Drive-ins

Clear height

25,539 sq m

347

15

44

4

12,5 m

40,659 sq m

212

6

38

2

10 m

12 m x 24 m

200 lux

2%

5 l/sq m

LED lighting

BREEAM certified

WAREHOUSE

Column grid

Light intensity in the hall

Splaylights min

Floor loading

OFFICE PREMISES

Clear height

Light intensity

Build-to-suit

2,7 m

500 lux

1/800 sq m

5 l/sq m

LOADING DOCKS

Floor loading capacity

ESFR sprinkler system

Parking areas for cars

Truck loading yard

Office space with facilities according to the clients requirements

607

C

15 TRUCK PARKING PLACES

DRIVE-IN

121 PARKING PLACES

A

DRIVE-IN

77 PARKING PLACES

22 DOCKS

193,2 m

133,2 m

22 DOCKS

10 DOCKS

25 PARKING PLACES

62 PARKING PLACES

5 TRUCK PARKING PLACES

149 PARKING PLACES

DRIVE-IN

DRIVE-IN

DRIVE-IN