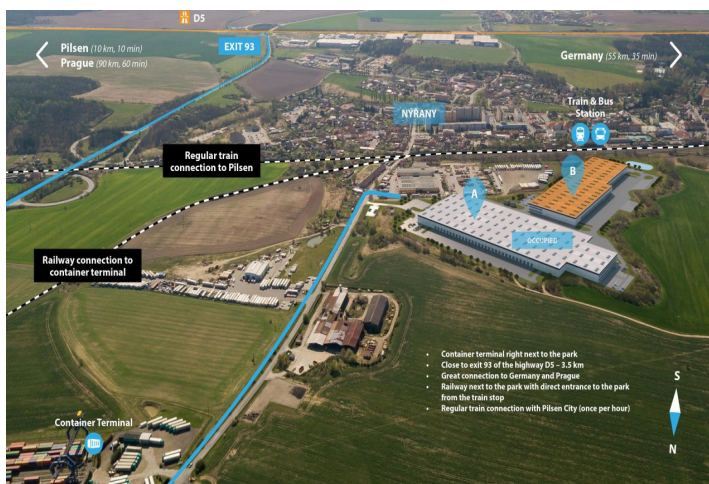




# Warehouse space

Ask for price

24 700 m<sup>2</sup>, Plzeň-sever, Nýřany, Havířská





## Warehouse space

24 700 m<sup>2</sup>, Plzeň-sever, Nýřany, Havířská

**Ask for price**

<b>Total area</b>	24 700 m <sup>2</sup>
<b>Available area for rent</b>	24 700 m <sup>2</sup>
<b>Min. area</b>	5 000 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>	B
<b>Reference number</b>	44261

**24,700 sq.m.** of warehouse, industrial and office space for lease in the logistic park in Nýřany. The area offers more than 58 600 sq.m. of class A premises suitable for logistics, distribution, warehousing or light production. Units available from 5 000 sq.m.

### Location:

The park is located in Nýřany. Close to exit 93 of the highway D5 – 3.5 km. Great connection to Germany and Prague. Container terminal right next to the park. Railway next to the park with direct entrance to the park from the train stop. Regular train connection with Pilsen City (once per hour). Railway connection to container terminal.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 269 car parking places
- 36 truck parking places

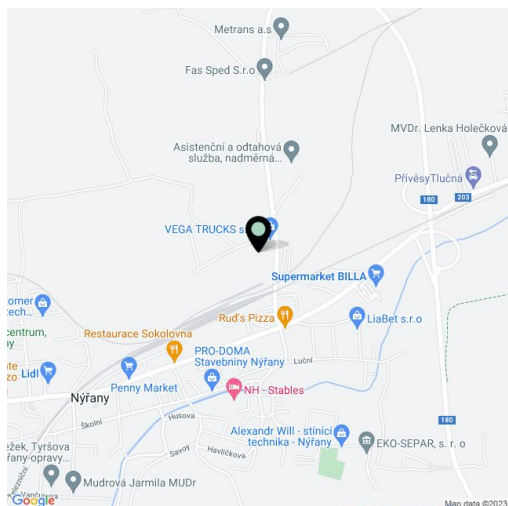
### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 34 Docks
- 7 Drive-ins
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

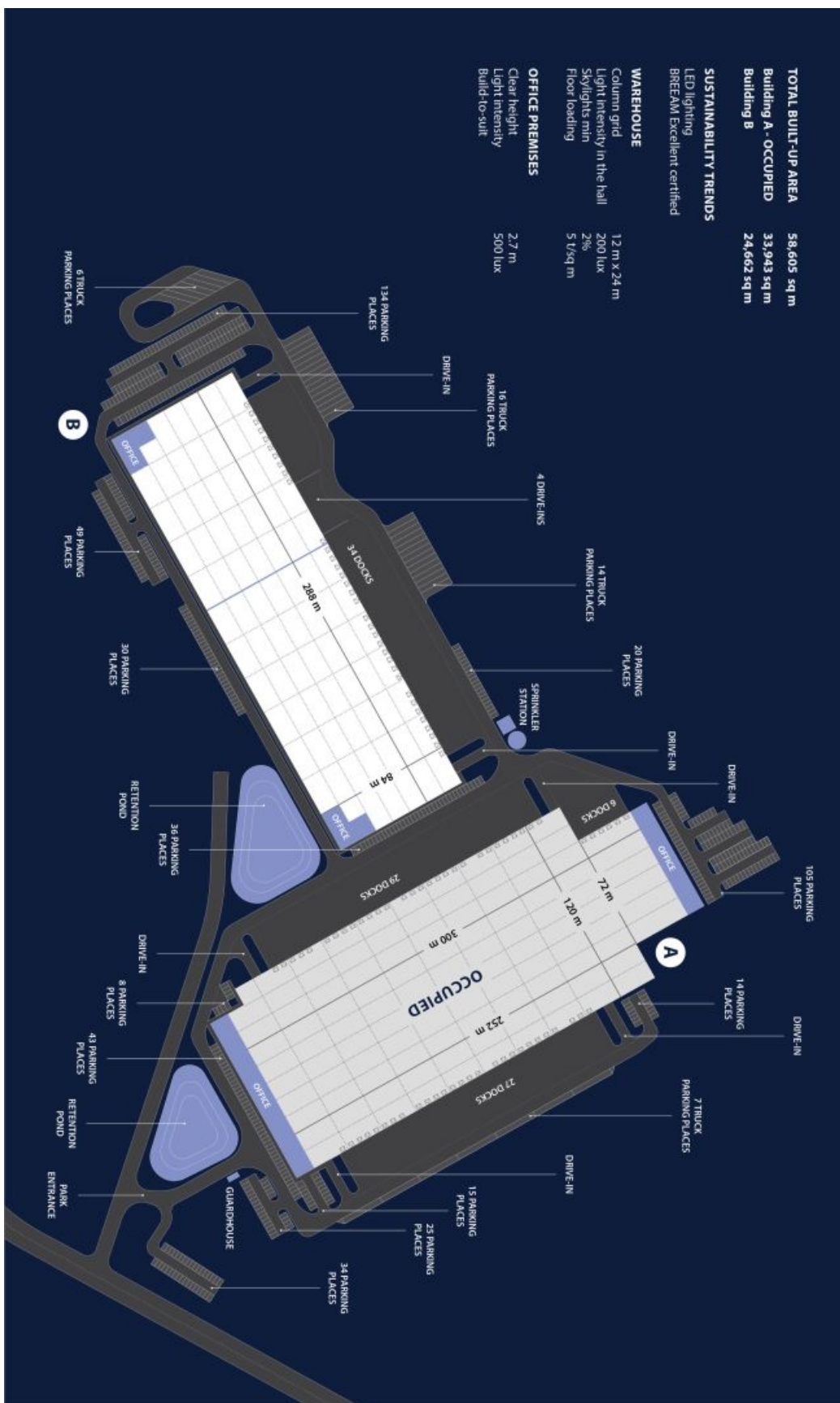




# Warehouse space

24 700 m<sup>2</sup>, Plzeň-sever, Nýřany, Havířská

Ask for price



**TOTAL BUILT-UP AREA**  
 58,605 sq m  
**Building A - OCCUPIED**  
 33,943 sq m  
**Building B**  
 24,662 sq m

**SUSTAINABILITY TRENDS**  
 LED lighting  
 BREEAM Excellent certified

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

**OFFICE PREMISES**  
 Clear height 2.7 m  
 Light intensity 500 lux  
 Build-to-suit