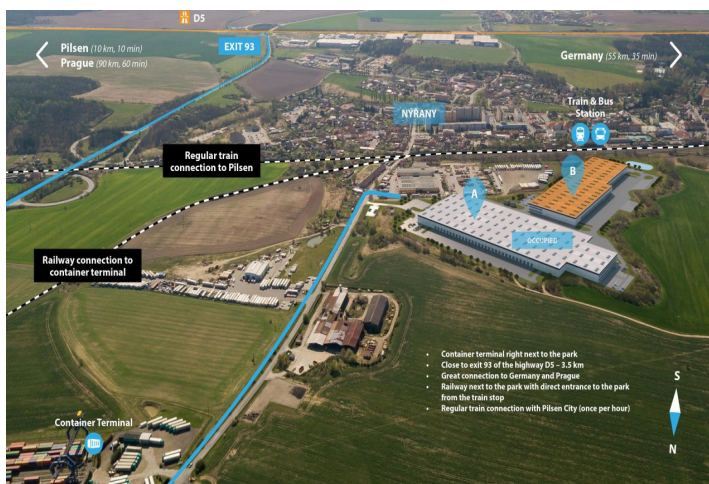




Warehouse space

Ask for price

24 700 m², Plzeň-sever, Nýřany, Havířská





Warehouse space

24 700 m², Plzeň-sever, Nýřany, Havířská

Ask for price

Total area	24 700 m ²
Available area for rent	24 700 m ²
Min. area	5 000 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	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

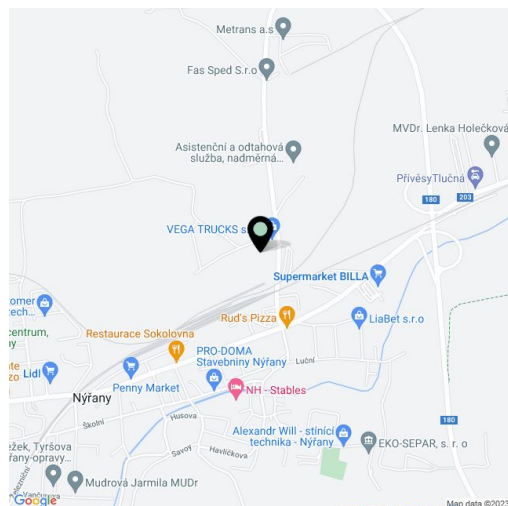
Storage/Industrial space:

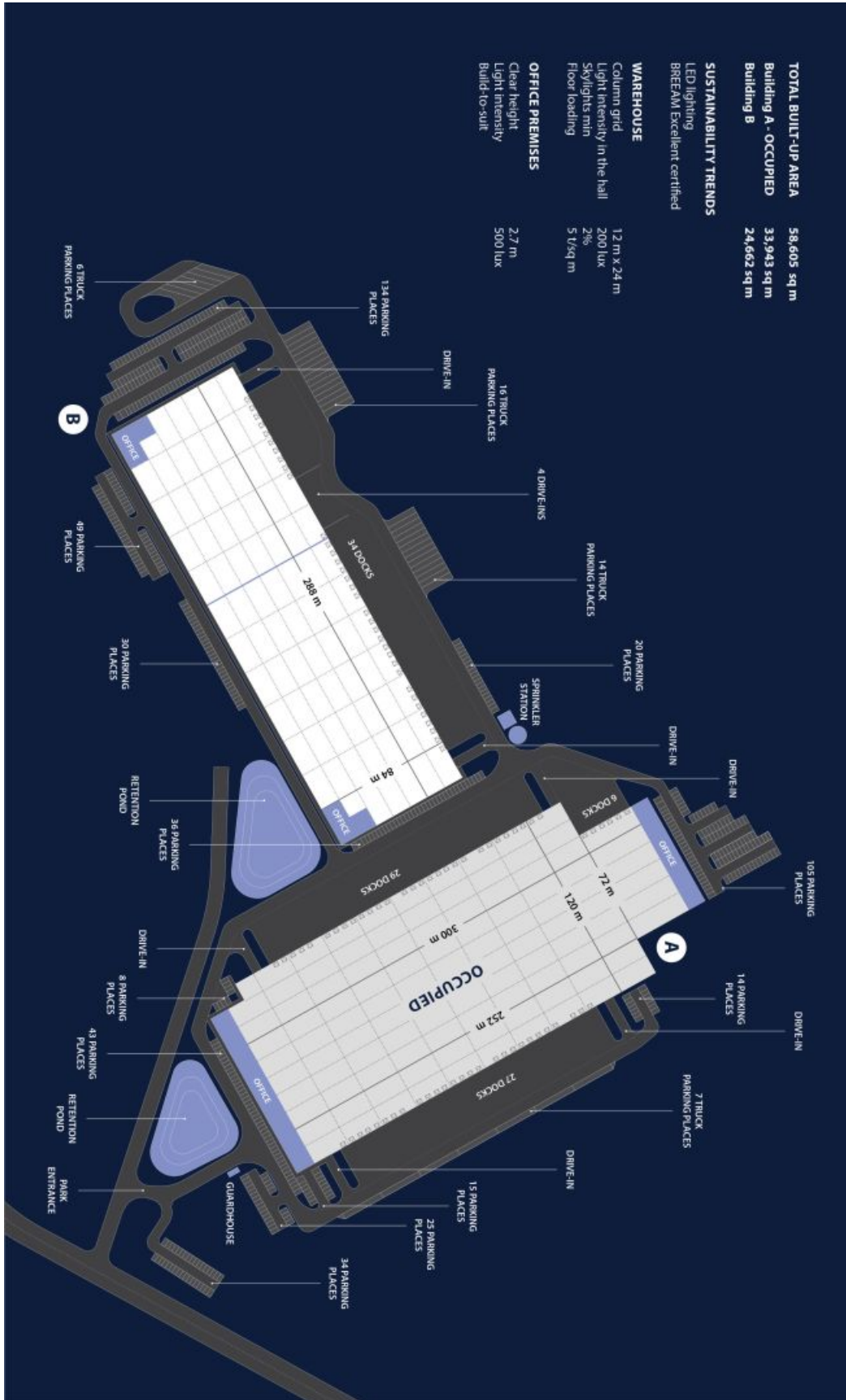
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 34 Docks
- 7 Drive-ins
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

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

Lessee pays no commission.





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
 Built-to-suit