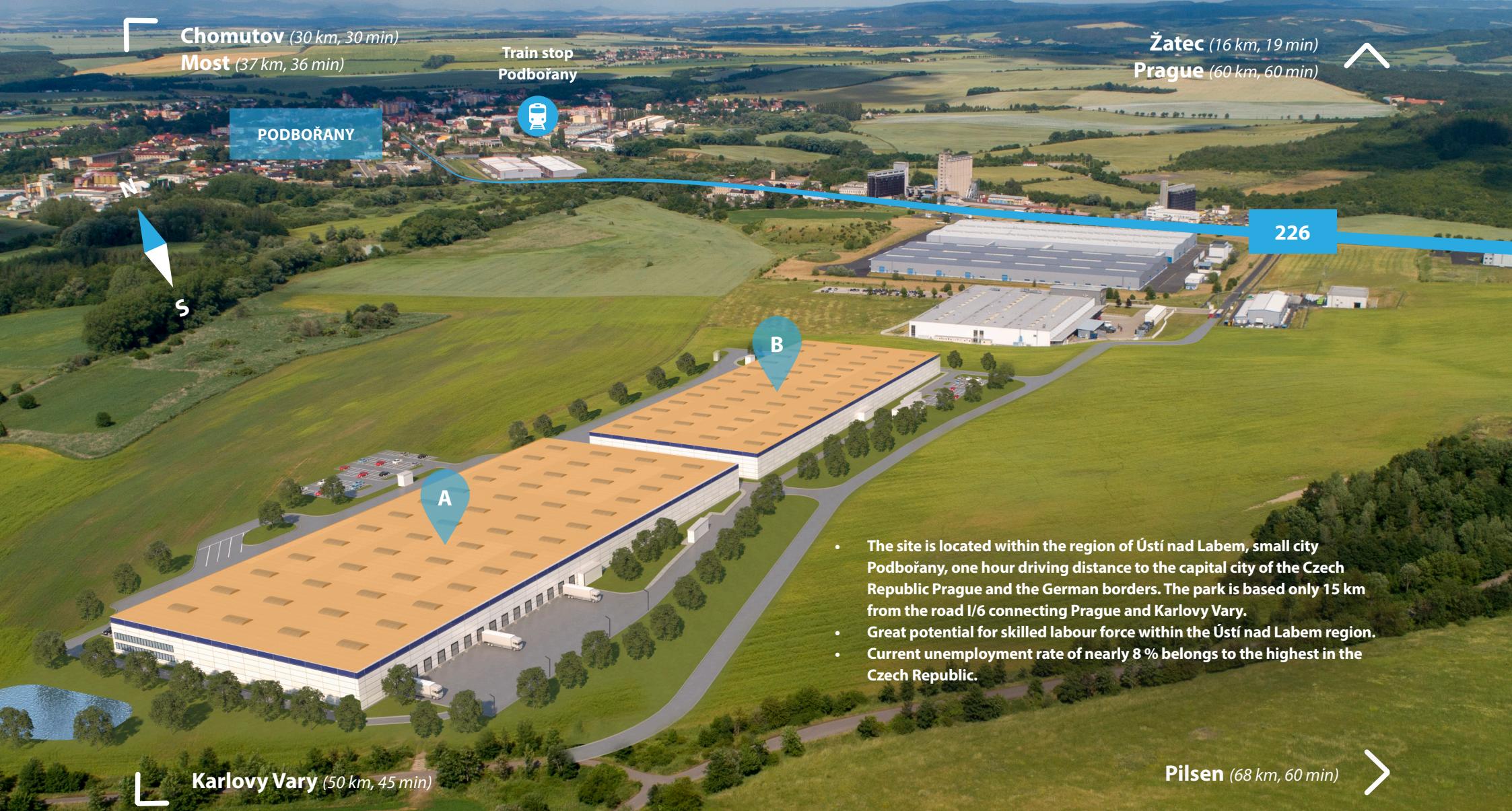


Panattoni Park Podbořany





- The site is located within the region of Ústí nad Labem, small city Podbořany, one hour driving distance to the capital city of the Czech Republic Prague and the German borders. The park is based only 15 km from the road I/6 connecting Prague and Karlovy Vary.
- Great potential for skilled labour force within the Ústí nad Labem region.
- Current unemployment rate of nearly 8 % belongs to the highest in the Czech Republic.

PERFECT ACCESS TO GERMAN BORDER

GREAT VISIBILITY FROM 226 MOTORWAY

PANATTONI

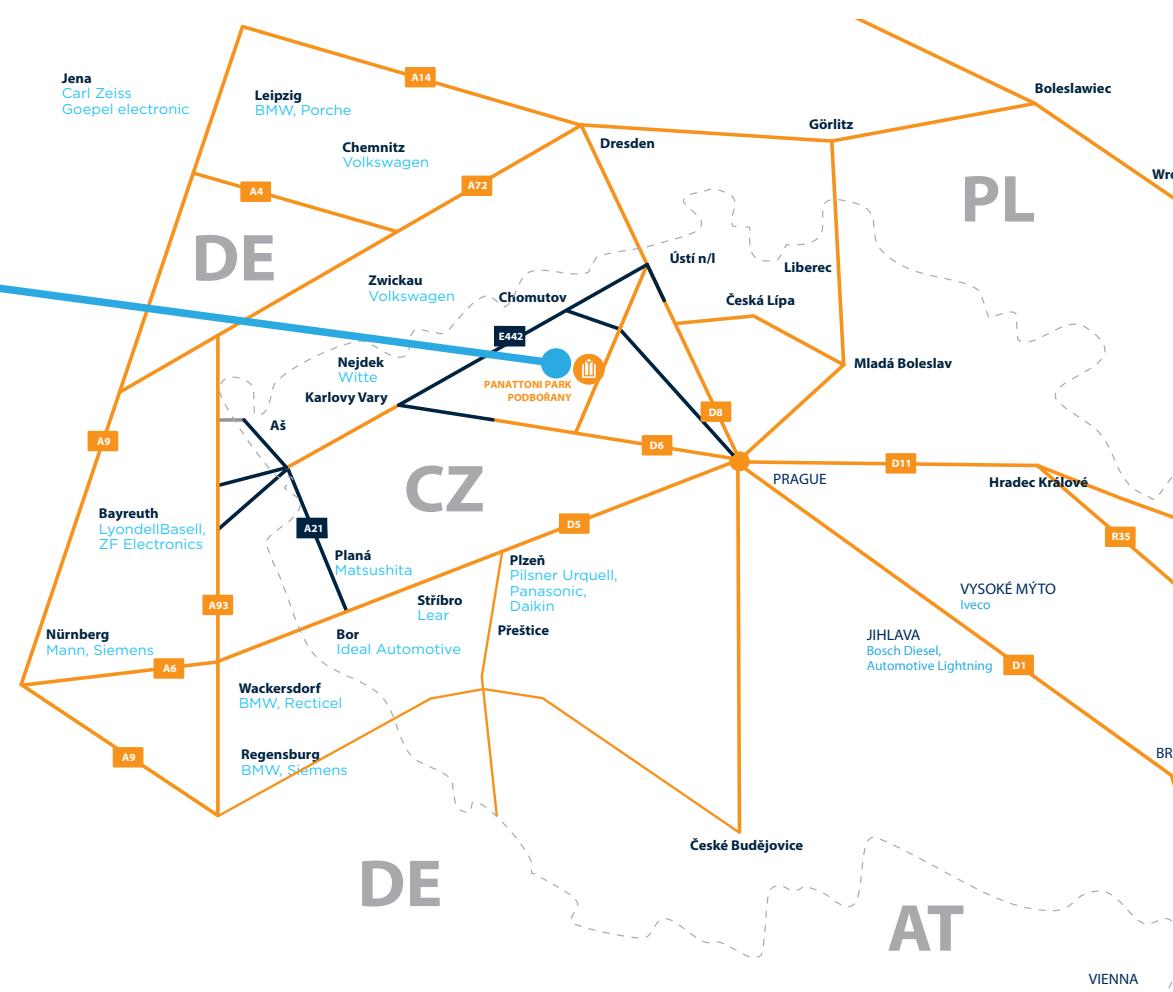


Key distances

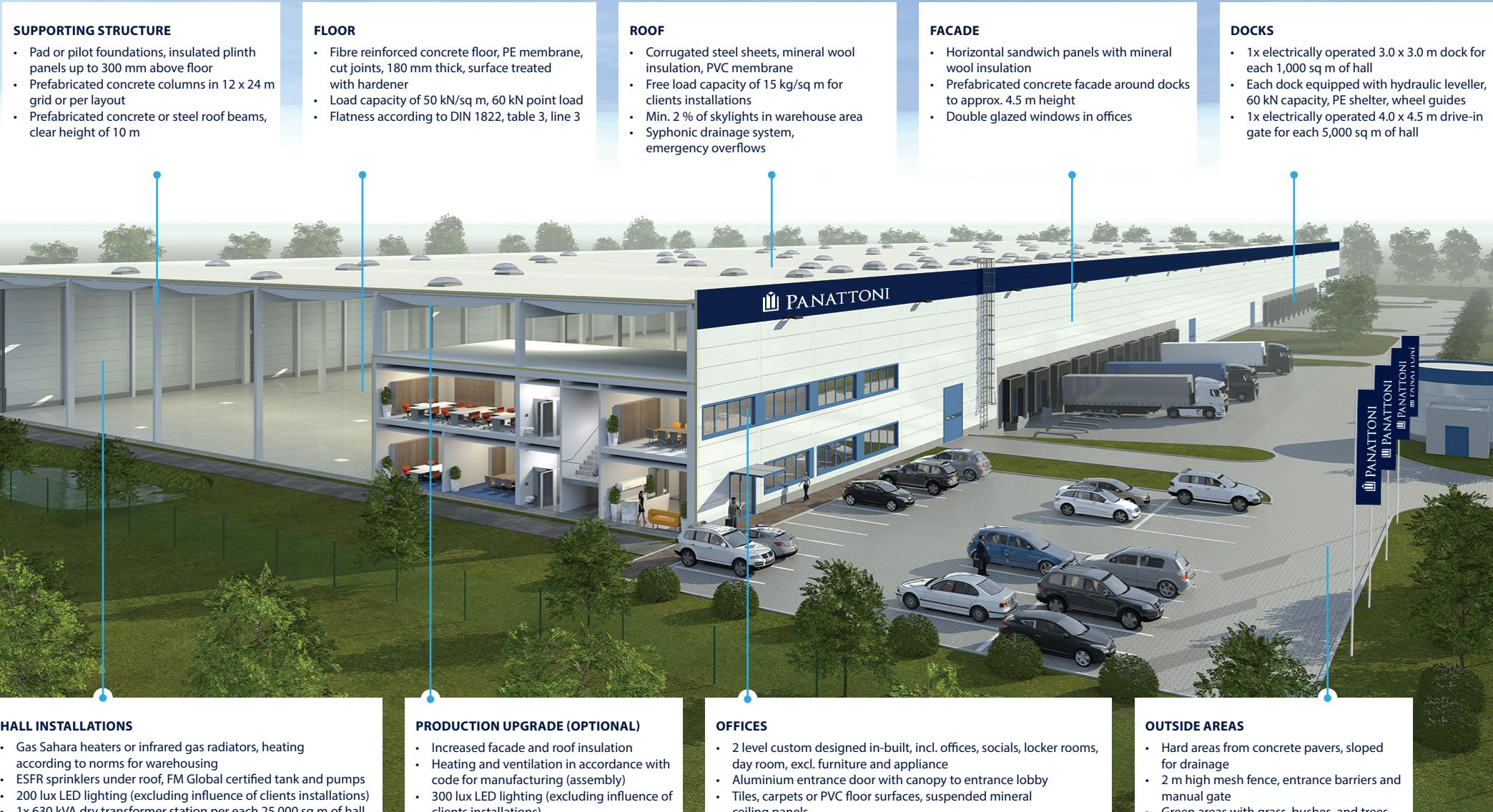
- Pilsen 68 km / 60 min
- Prague 60 km / 60 min
- Karlovy Vary 50 km / 45 min
- Most 37 km / 36 min
- Chomutov 30 km / 30 min
- Žatec 16 km / 19 min

Train connection

- Bus stop 'Podbořany, ČSAD' located 10 minutes by foot from the park
- Direct connection from Žatec
- Train station 'Podbořany' based nearby the park



STANDARD TECHNICAL SPECIFICATION



DEVELOPMENT CONCEPT

TOTAL BUILT-UP AREA

38,029 sq m

Building A

Administration part
Car parking places
Truck parking places
Docks
Drive-ins

20,311 sq m

2 x 306 sq m
106
4
41
3

Building B

Administration part
Car parking places
Docks
Drive-ins

17,718 sq m

2 x 606 sq m
71
28
2

SUSTAINABILITY TRENDS

LED lighting
BREEAM Very Good certified

WAREHOUSE

Column grid
Light intensity in the hall
Skylights min
Floor loading

12 m x 24 m

200 lux
2 %
5 t/sq m

OFFICE PREMISES

Clear height
Light intensity
Build to suit

2.7 m

500 lux

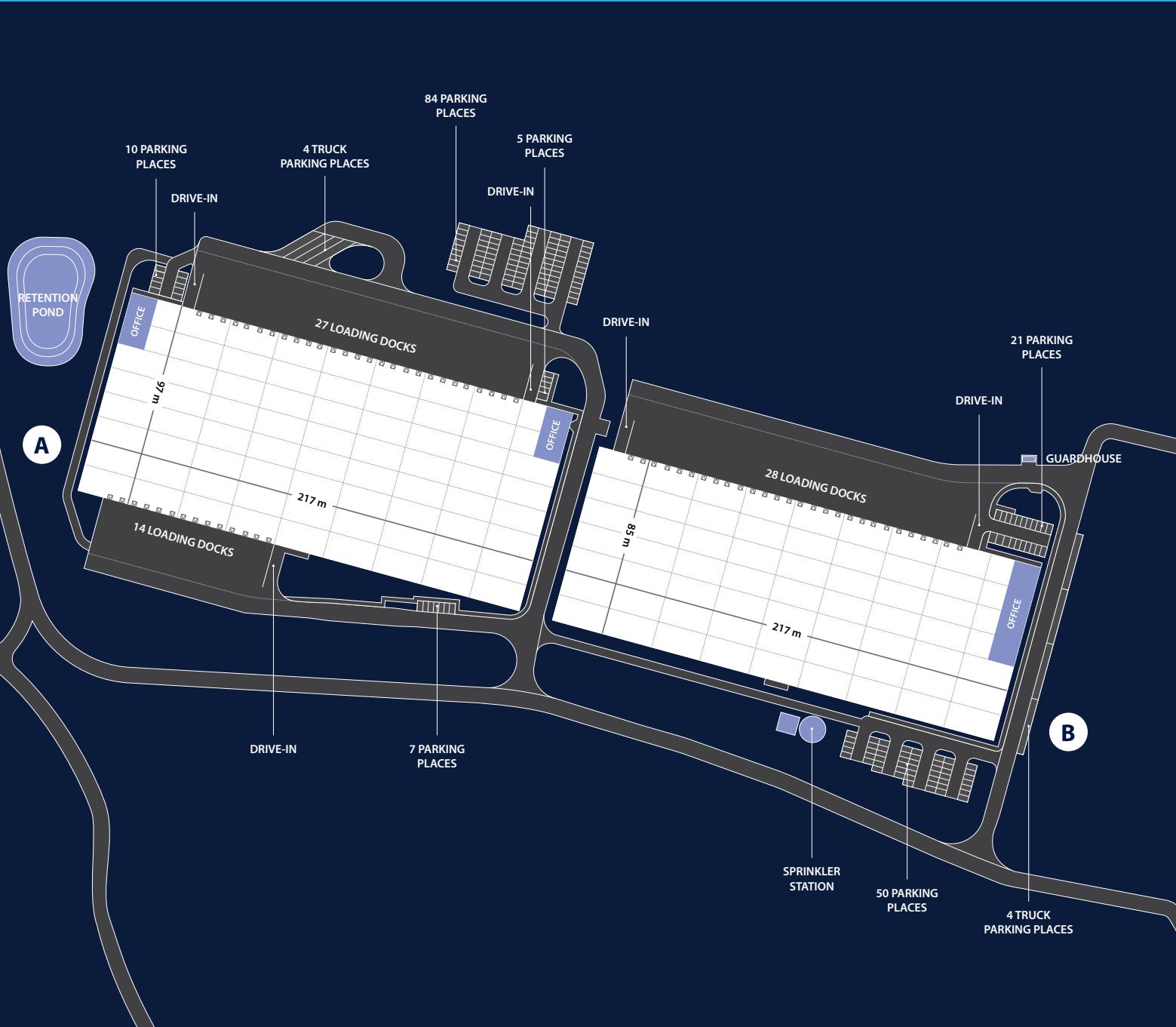
BUILDING STANDARDS

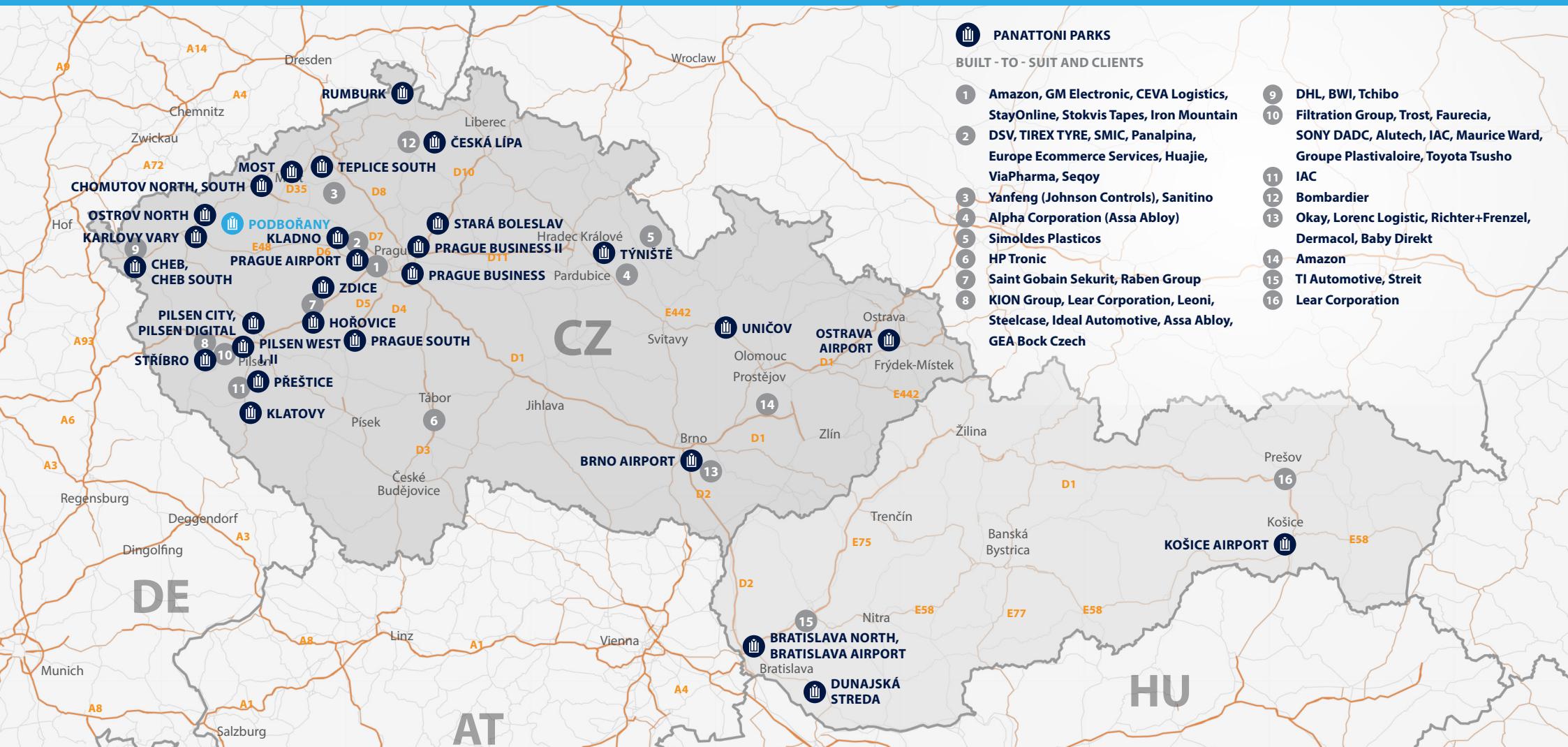
Clear height
Loading docks
Floor loading capacity

12.6 m

1/1 000 sq m
5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements





Panattoni Worldwide
International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.



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