





Chomutov (30 km, 30 min)
Most (37 km, 36 min)

Train stop
Podbořany

Žatec (16 km, 19 min)
Prague (60 km, 60 min)

PODBOŘANY

226

A

B

- 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.

Karlovy Vary (50 km, 45 min)

Pilsen (68 km, 60 min)

PERFECT ACCESS TO GERMAN BORDER

GREAT VISIBILITY FROM 226 MOTORWAY



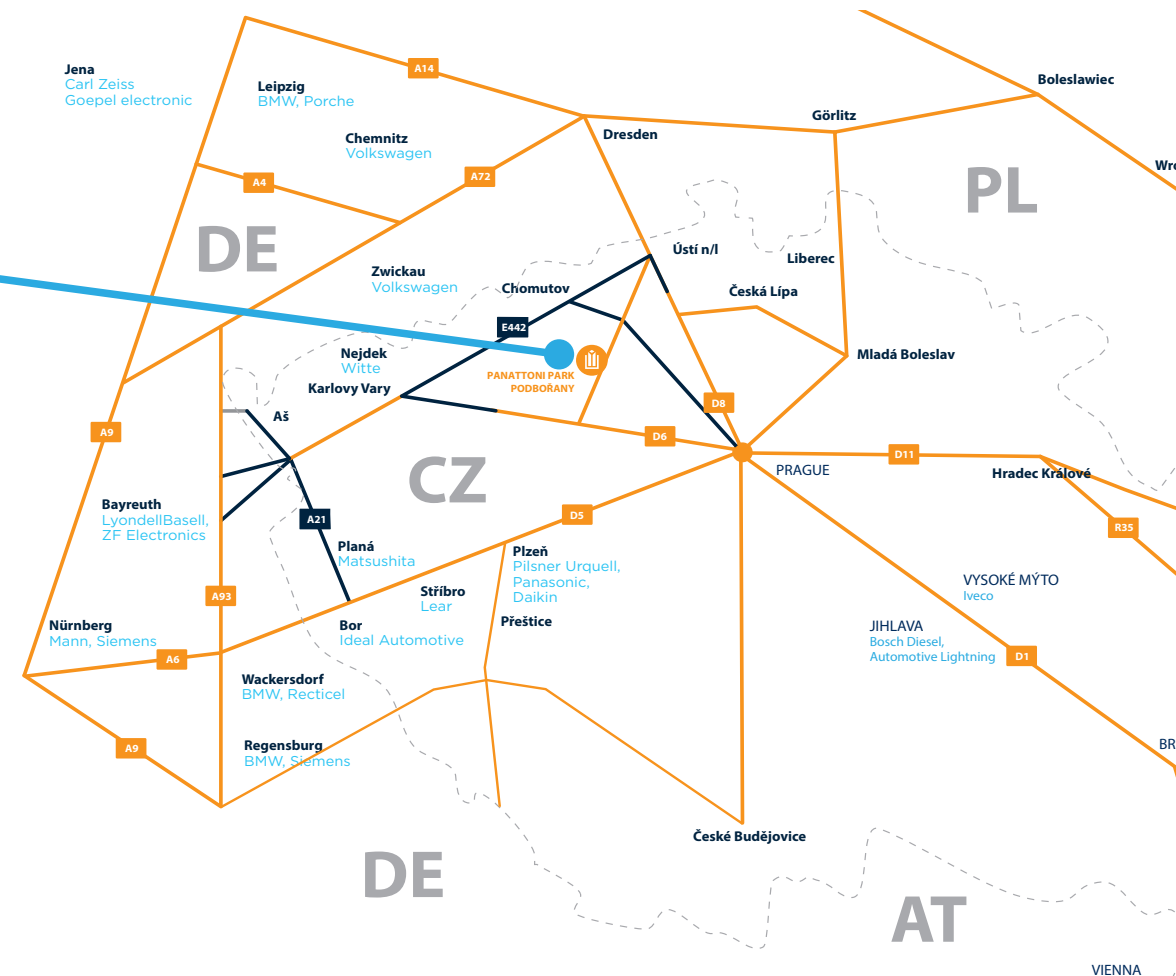
Key distances

- 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



SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 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 15 kg/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 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 (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

DEVELOPMENT CONCEPT

TOTAL BUILT-UP AREA

38,029 sq m

Building A

20,311 sq m

Administration part	2 x 306 sq m
Car parking places	106
Truck parking places	4
Docks	41
Drive-ins	3

Building B

17,718 sq m

Administration part	2 x 606 sq m
Car parking places	71
Docks	28
Drive-ins	2

SUSTAINABILITY TRENDS

LED lighting
BREEAM Very Good 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

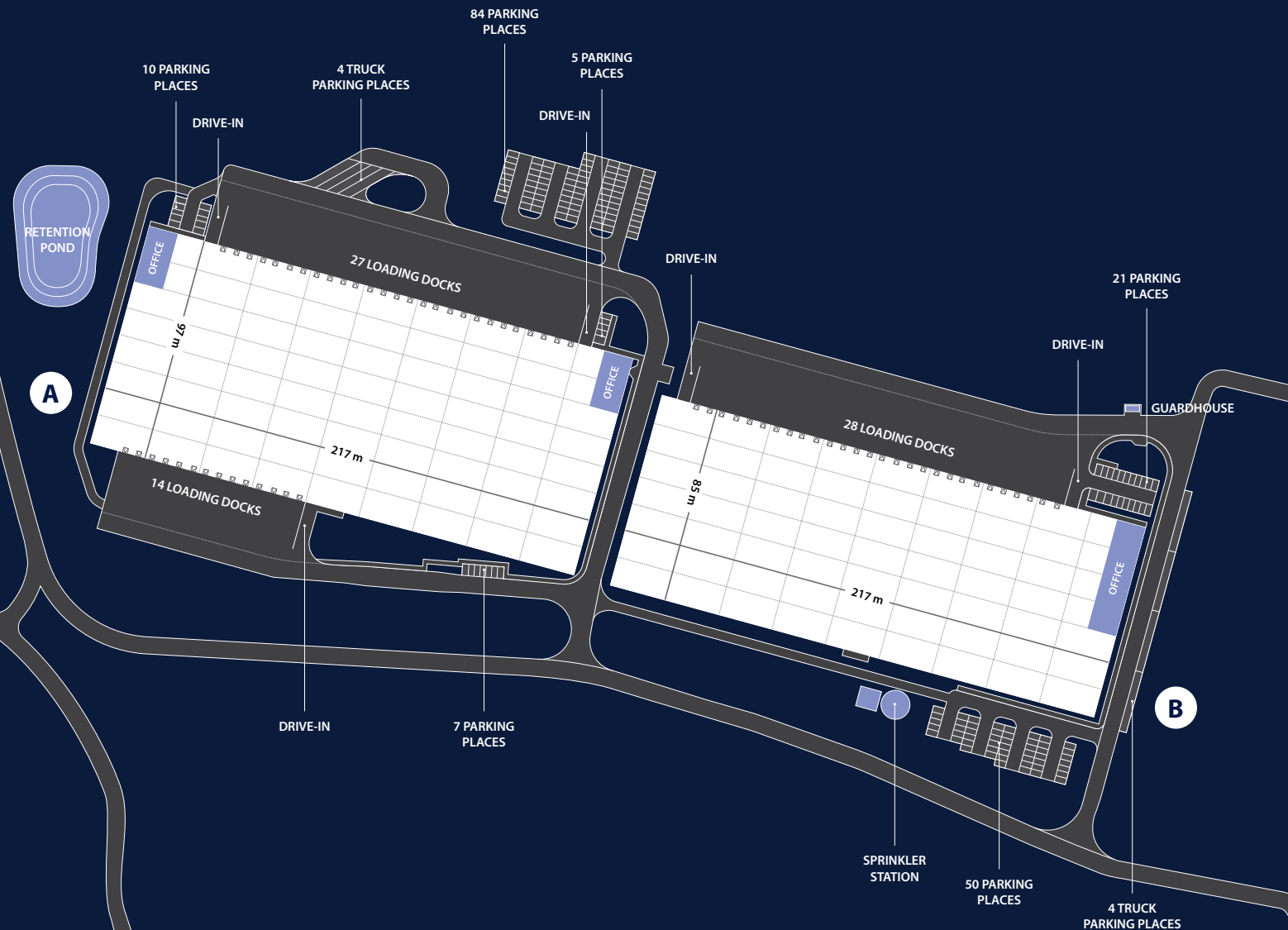
OFFICE PREMISES

Clear height	2.7 m
Light intensity	500 lux
Build to suit	

BUILDING STANDARDS

Clear height	12.6 m
Loading docks	1/1 000 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





Panattoni Worldwide International vision. Local focus.

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