





Prague – Horní Počernice (16 km, 11 min)
Pilsen (132 km, 100 min)



TRAIN STATION
STARÁ BOLESLAV

PRAGUE

STARÁ BOLESLAV

E65



PARK ENTRANCE

A

14,158 sq m

ZF TRW-CARR

B

5,670 sq m

S

N

- Panattoni Park Stará Boleslav offers 20,828 sq m of industrial space suitable for logistics and production activities
- Located in Hlavenec just 20 km from the border of Prague, capital city of the Czech Republic with over 1 mil. residents
- Close to motorway D10 connecting the Czech Republic, Germany and Poland
- Qualified labor force available due to the close proximity of Mladá Boleslav and other regional cities
- Historically industrial region with strong tradition mainly in automotive
- Existing bus and train transport providing quick connection to Brandýs nad Labem and Stará Boleslav and its surroundings
- Buildings will be designed and constructed according to client's specific requirements, in order to meet and adapt the available space to the highest modern standard.

Karlovy Vary (154 km, 2 hrs 10 min)
Ústí nad Labem (104 km, 75 min)
Cheb (200 km, 2 hrs 40 min)

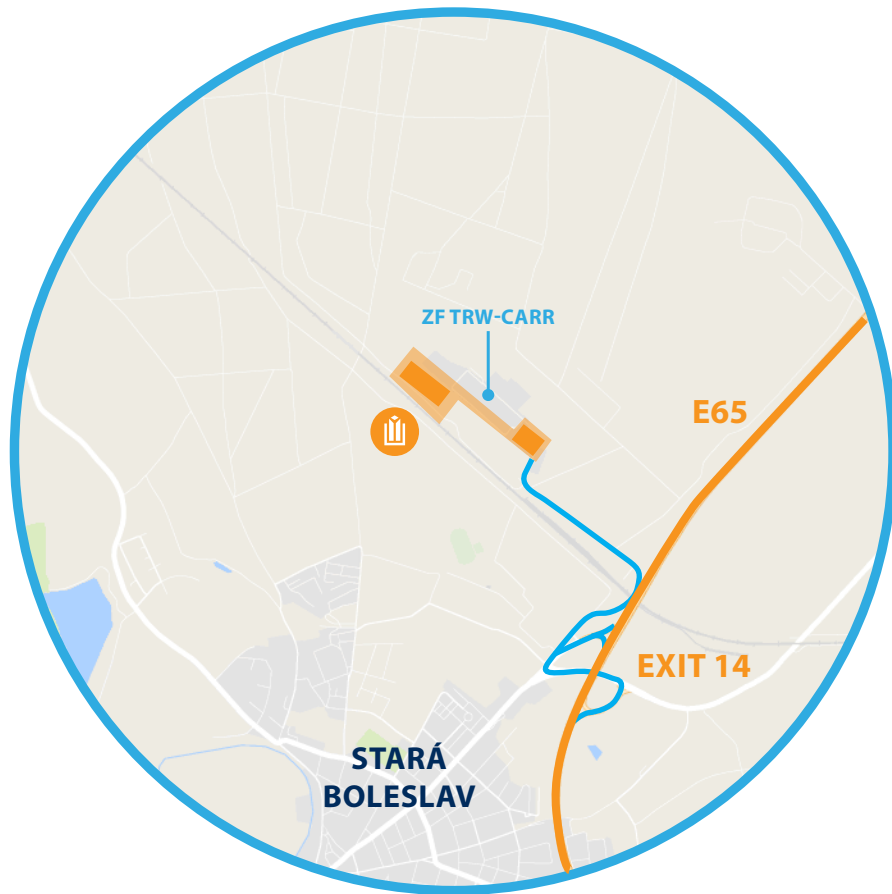


Mladá Boleslav (36 km, 26 min)
Liberec (80 km, 55 min)
German borders (106 km, 70 min)



CLOSE TO E65 MOTORWAY

PERFECT CONNECTION TO GERMANY



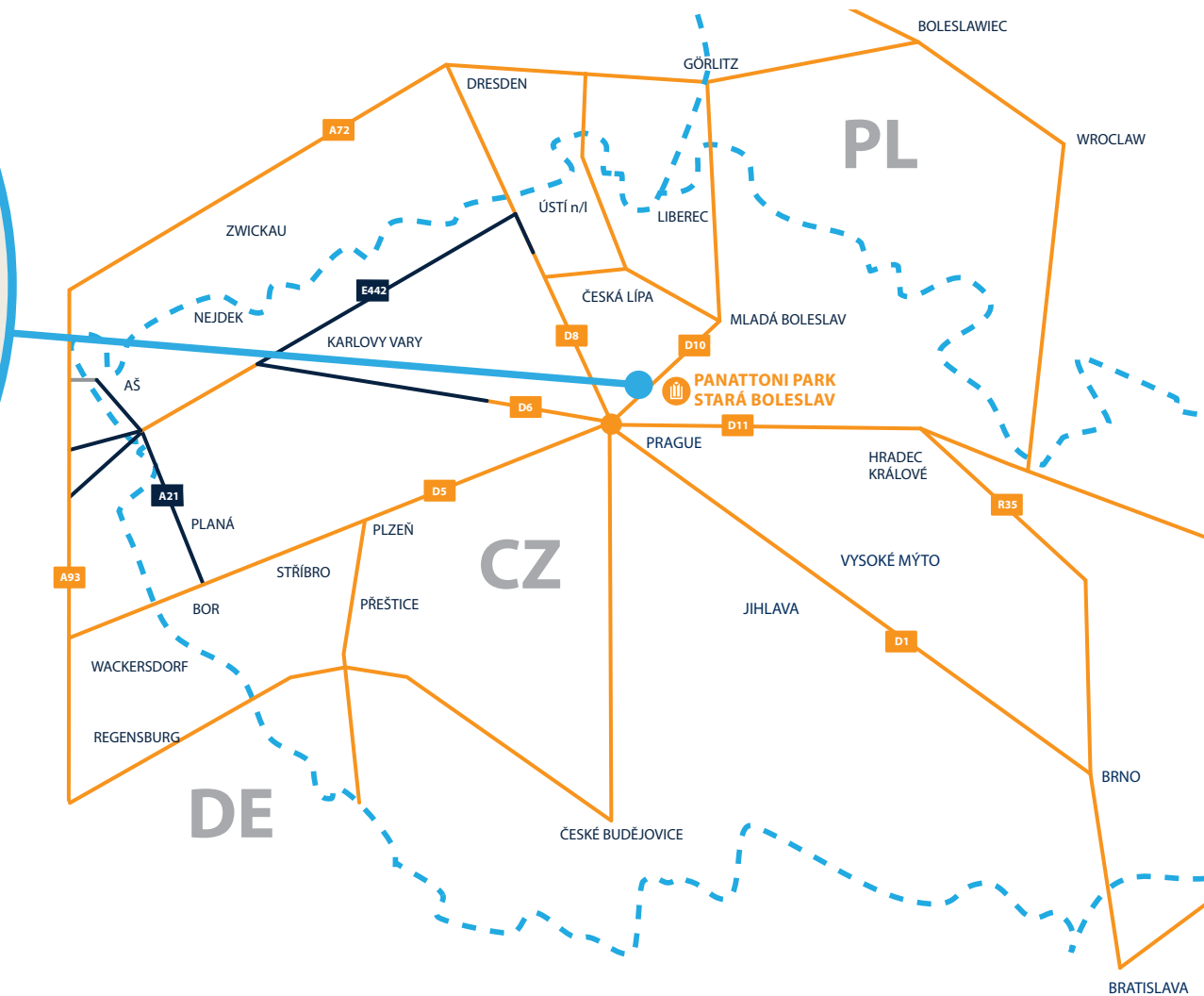
Key distances

- Prague 35 km / 30 min
- Liberec 80 km / 55 min
- Ústí nad Labem 104 km / 75 min
- German borders 106 km / 70 min
- Pilsen 132 km / 100 min



Public Transportation

Bus connections from city of Stará Boleslav and nearby suburbs operated on daily basis



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)

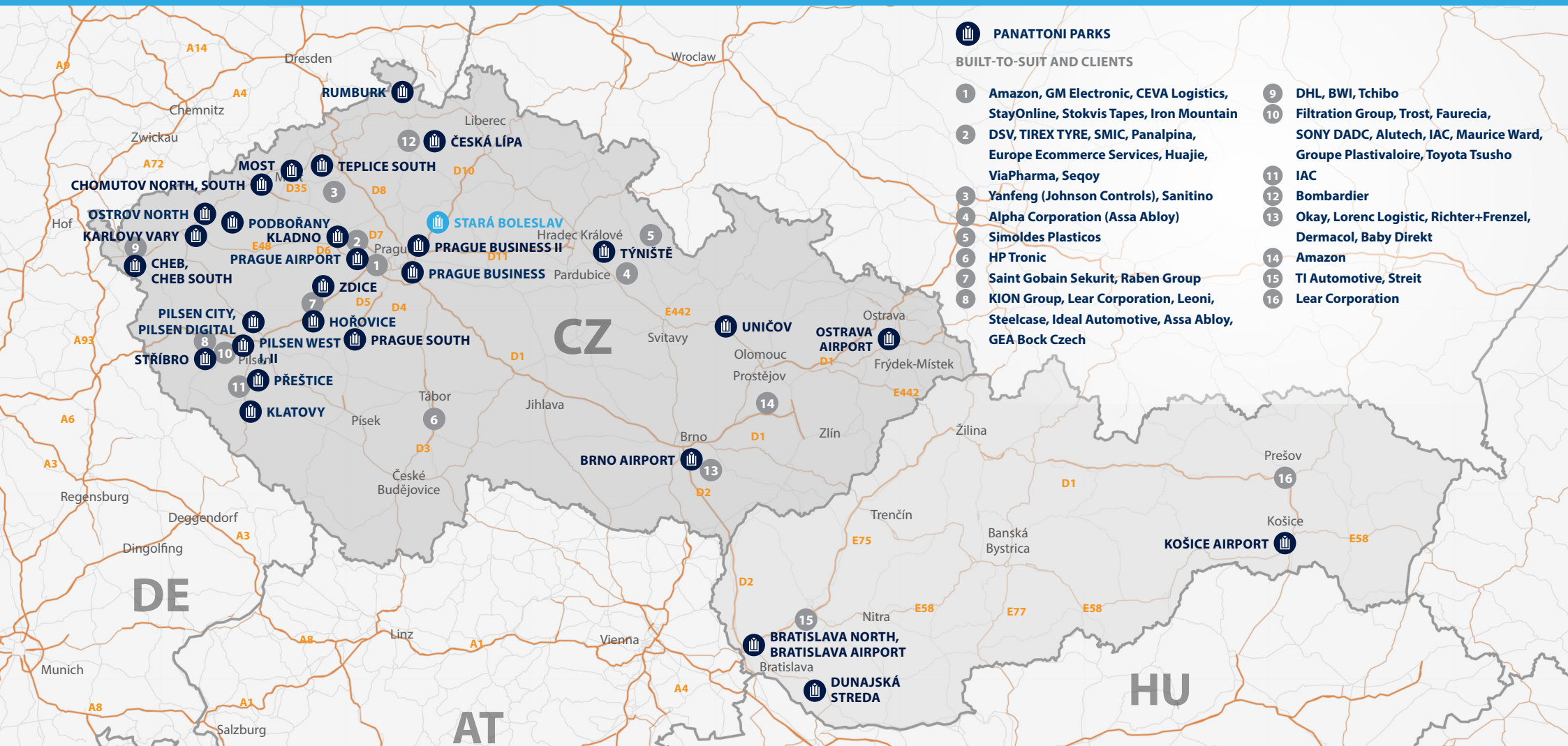
- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

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



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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