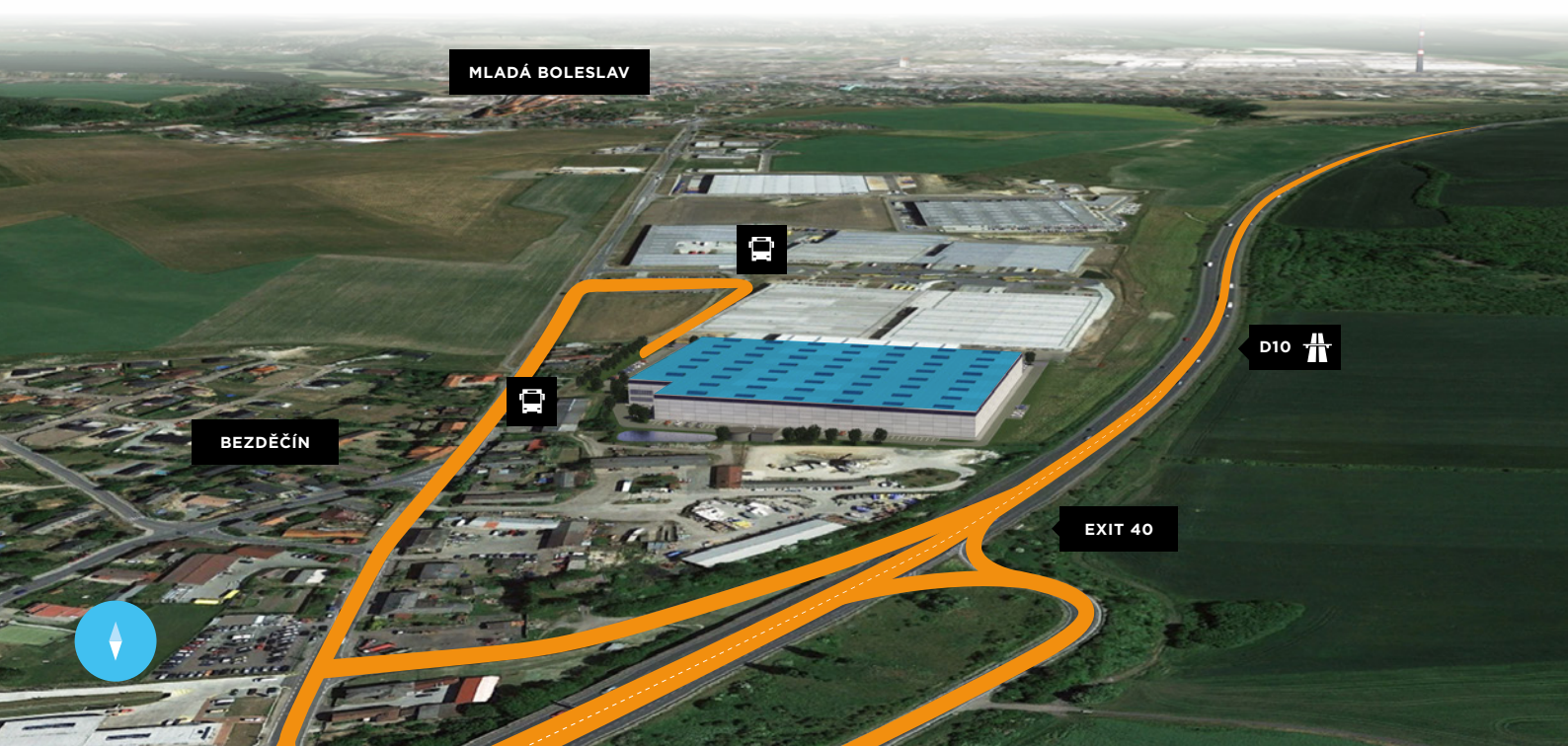


Park Mladá Boleslav is currently in a state of planning decision and with its 19,162 sq m it will be an industrial space suitable for logistics and production. Located 5 km away from the main gate of the car manufacturing plant Škoda Auto.

MOST
37 km, 36 min

MLADÁ BOLESLAV
3 km, 6 min
TURNOV
33 km, 20 min
LIBEREC
52 km, 32 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Mladá Boleslav will offer approx. 19,162 sq m of industrial space suitable for logistic and production activities.

LOCATION

Strategic location with connections to TPCA car factory in Kolín via Road 38 and to the South Eastern industrial region of Germany by the Road 16 through Mělník.

ACCESS

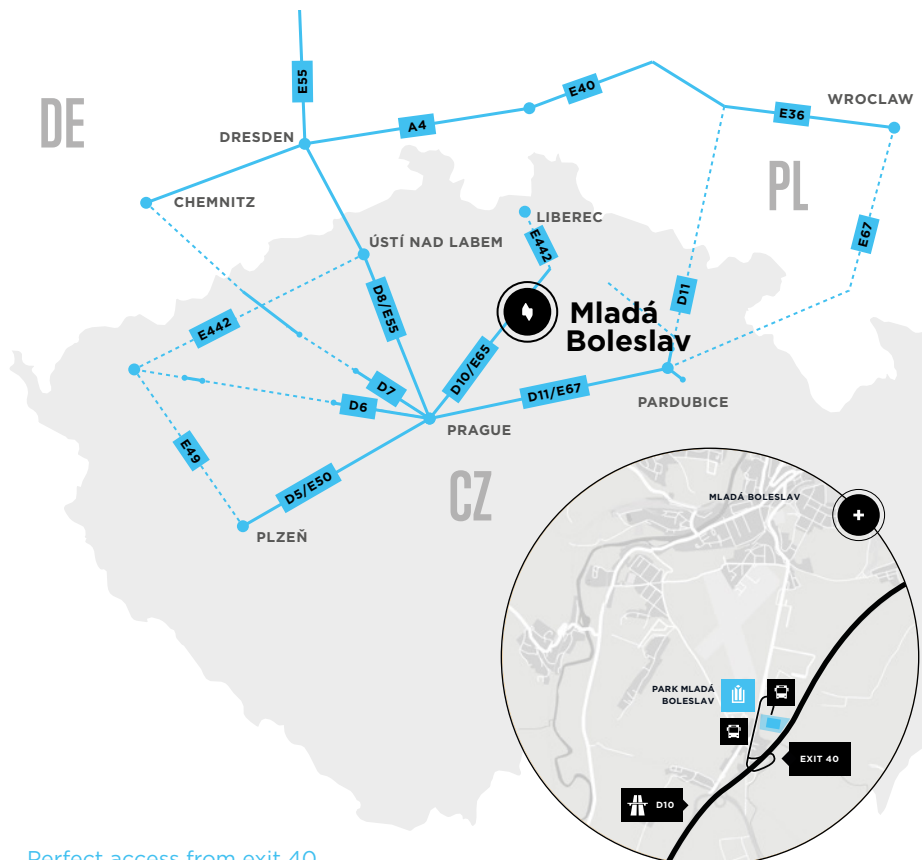
Perfect access from exit 40 and great visibility from D10 highway.

PUBLIC TRANSPORT

Public transport providing quick bus connection to Mladá Boleslav.

LABOR ORCE

Qualified labor force available due to the close proximity of Mladá Boleslav with Škoda Auto University. Historically industrial region with strong tradition mainly in mechanical engineering.



Perfect access from exit 40
and great visibility from D10 highway.

BUILDING INFORMATION

Building 1

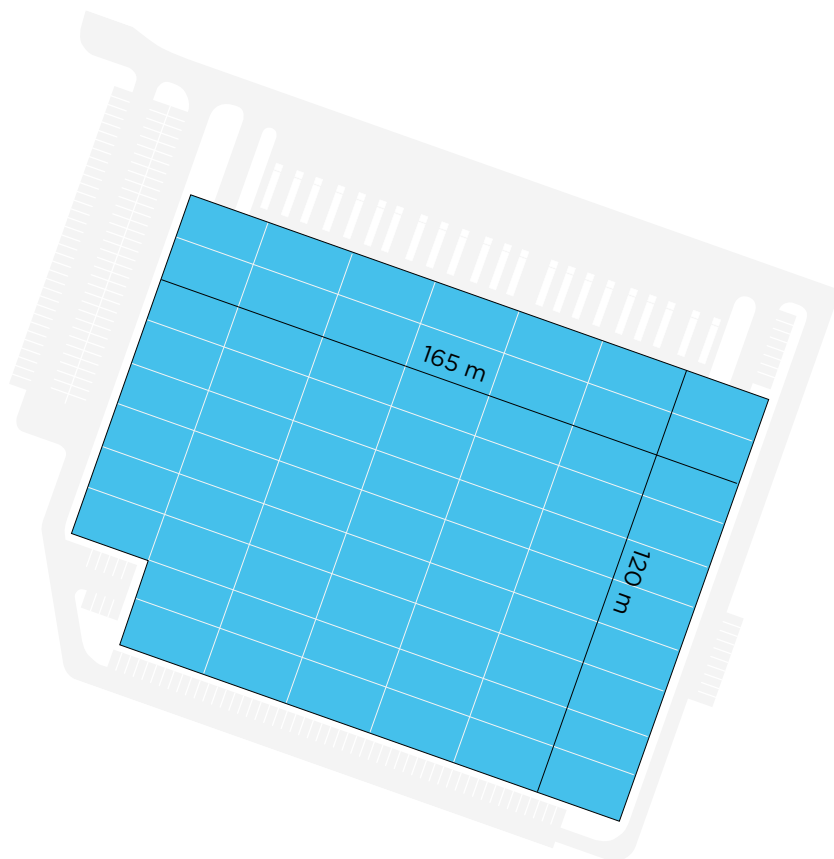
19,200 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/sq m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Built to suit solution



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

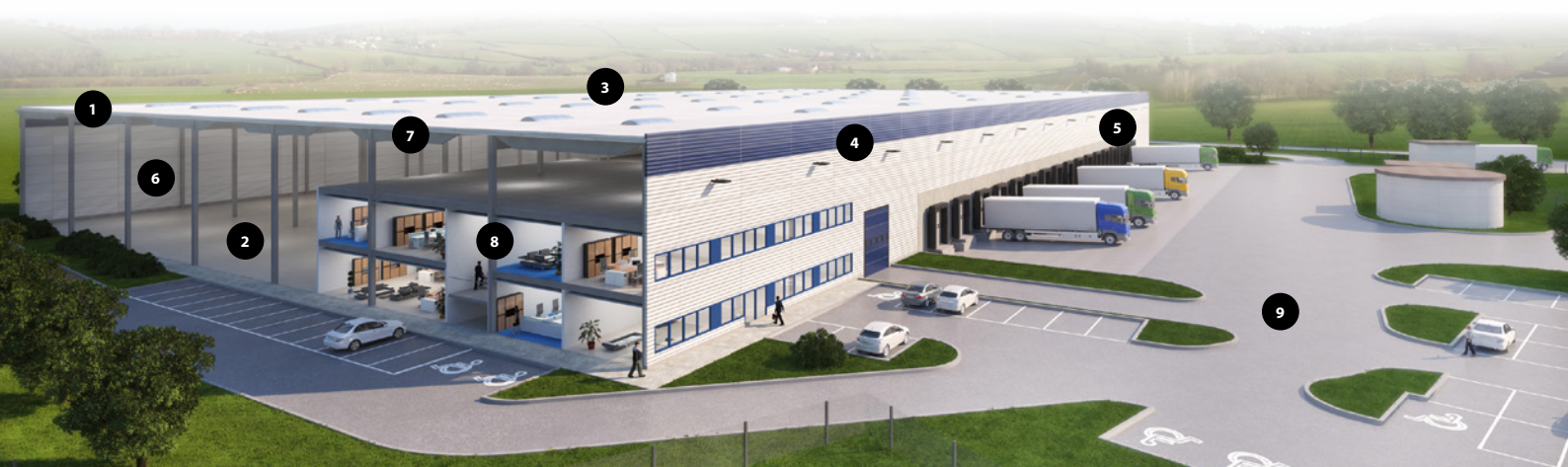
Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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