

PARK CHOMUTOV SOUTH

66,198 sq m



Park Chomutov South offers approx. 66,198 sq m of industrial space suitable for logistics and production activities. Ideal location for European DCs and to supply Germany due to close proximity of German borders.

← **KARLOVY VARY**
65 km, 60 min
CHOMUTOV CITY
7 km, 10 min
GERMAN BORDER
27 km, 25 min

→ **TEPLICE**
45 km, 35 min
ÚSTÍ NAD LABEM
70 km, 60 min
PRAGUE
100 km, 80 min



LOCATION IS KEY

DEVELOPMENT SPACE

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LOCATION

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ACCESS

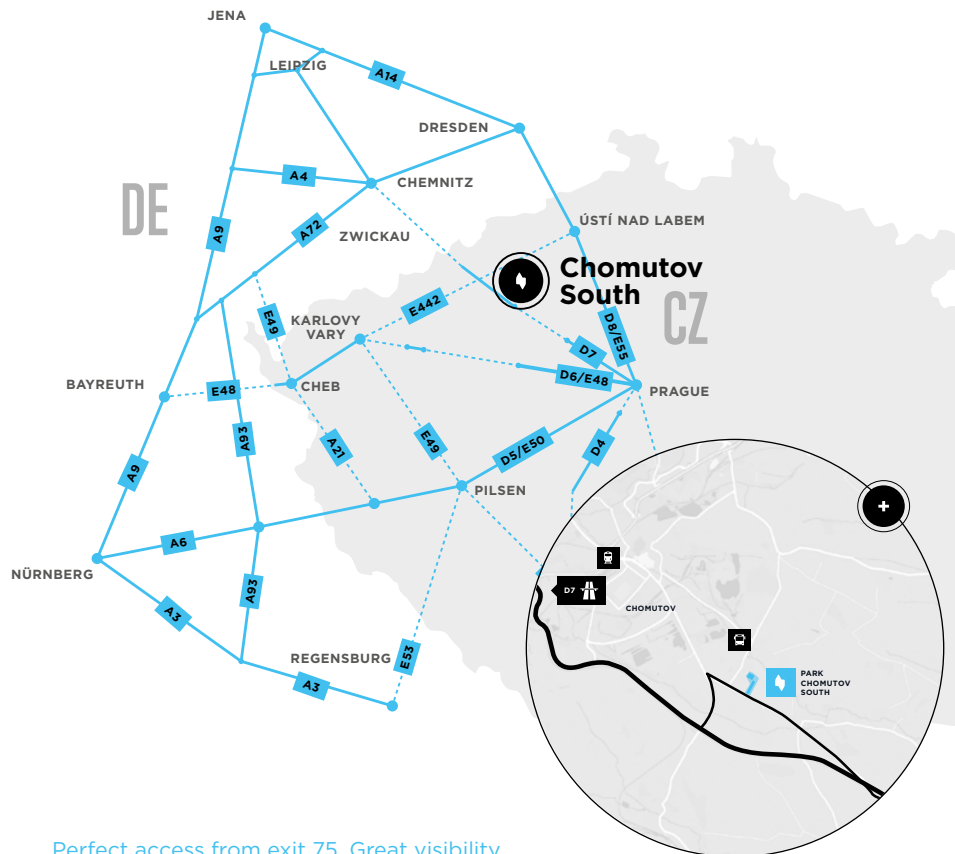
Excellent transport links are provided by the D7 motorway, which leads to the park from Prague, and the I/7 road, which connects the park to Germany.

PUBLIC TRANSPORT

Location served by public transport of the city of Chomutov. Bus connections from city of Chomutov and nearby suburbs operated on daily basis.

WORK FORCE

Sufficient capacity of skilled labour force due to long industrial tradition of locality and higher unemployment rate.



Perfect access from exit 75. Great visibility from D7 motorway.

BUILDING INFORMATION

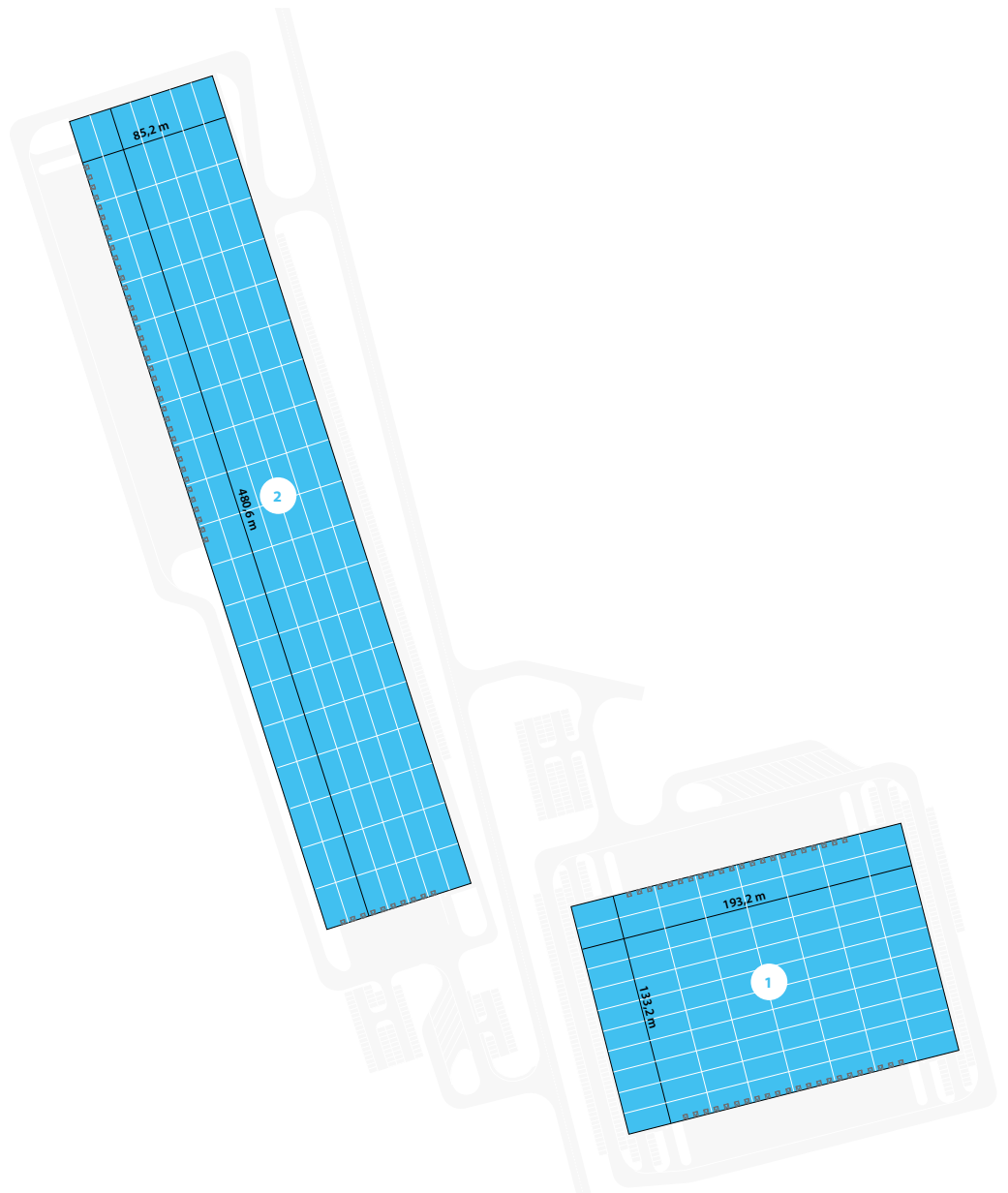
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|------------|-------------|
| Building 1 | 25,539 sq m |
| Building 2 | 40,659 sq m |

WAREHOUSE

Column grid 12 m × 24 m
Clear height up to 12,5 m
ESFR sprinkler system
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 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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