





Bílina (5 km, 6 min)
Most (18 km, 19 min)
Chomutov (38 km, 34 min)



Teplice (8 km, 12 min)
German border (24 km, 26 min)
Dresden (85 km, 65 min)

Lovosice (27 km, 25 min)
Ústí nad Labem (28 km, 22 min)
Prague (87 km, 76 min)



TEPLICE



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E442

EXIT

entrance to the park

Bus stop
Hostomice, sklárna



AVAILABLE SPACE

HOSTOMICICE

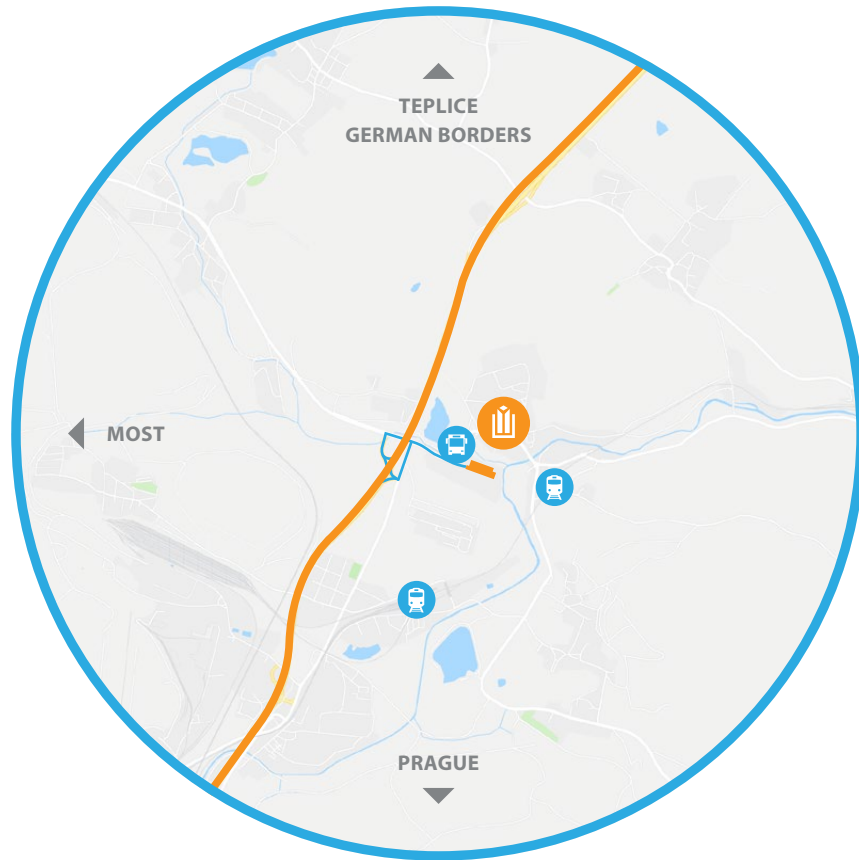
Train stop
Hostomice nad Bílinou



- Located in Hostomice and among cities with long-term industrial history – city of Duchcov (6 km), city of Bílina (5 km), city of Teplice (8 km), city of Most (18 km)
- Located at the exit and speedway E442
- Great connection to Czech highway D8 allowing easy access both to capital city of Prague and Germany
- Units from 8 000 sqm up to 31 500 sqm under on roof
- Layout allowing cross docking operations
- Bus stop at the entrance of the site with regular connection to Teplice, Bilina and Duchcov
- Train station within regular connection from Bilina to Usti nad Labem – 15 min walking distance
- Great connection to German highways (A17, A4, A13 and others) allowing easy access both to southern and northern part of Germany
- Suitable for logistics, warehousing and production operations
- Availability of skilled labour force due to the due to thee areas large population base, long industrial tradition and high unemployment
- Multimodal terminals close to the site - Most (16 km), Lovosice (27 km)

PERFECT ACCESS FROM EXIT

GREAT VISIBILITY FROM E442 MOTORWAY



Key distances

- Bílina 5 km / 6 min
- Teplice 8 km / 12 min
- Most 18 km / 19 min
- German border 24 km / 26 min
- Lovosice 27 km / 25 min
- Ústí nad Labem 28 km / 22 min
- Prague 87 km / 76 min
- Dresden 85 km / 65 min
- Nuremberg 300 km / 3.5 hrs
- Leipzig 190 km / 120 min
- Berlin 280 km / 3 hrs
- Munich 380 km / 4.5 hrs



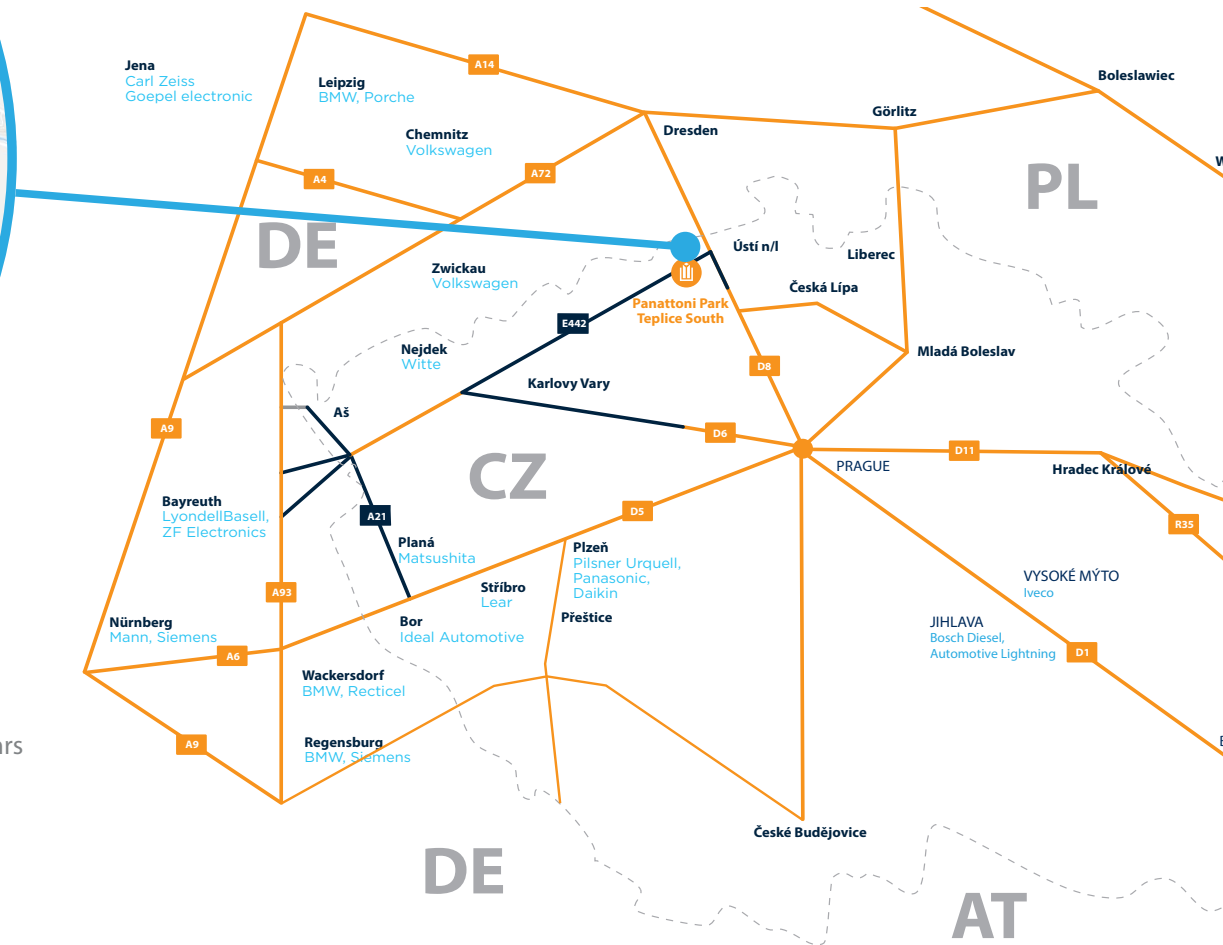
Bus connection

- Bus stop at the entrance of the site with regular connection to Teplice, Bilina and Duchcov



Train connection

- Train station within regular connection from Bilina to Usti nad Labem - 15 min walking distance



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30cm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
- Load capacity of 50 kN/sqm, 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/sqm for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FAÇADE

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

DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm 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 LED5 lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased façade 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 220V socket per work place
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

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

Development concept

Total built-up area 31 644 sqm

Building A 31 644 sqm

Car parking places 300
 Truck parking places 10
 Docks 61
 Drive-ins 4

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 5t/sqm
 Clear height 10 - 15 m

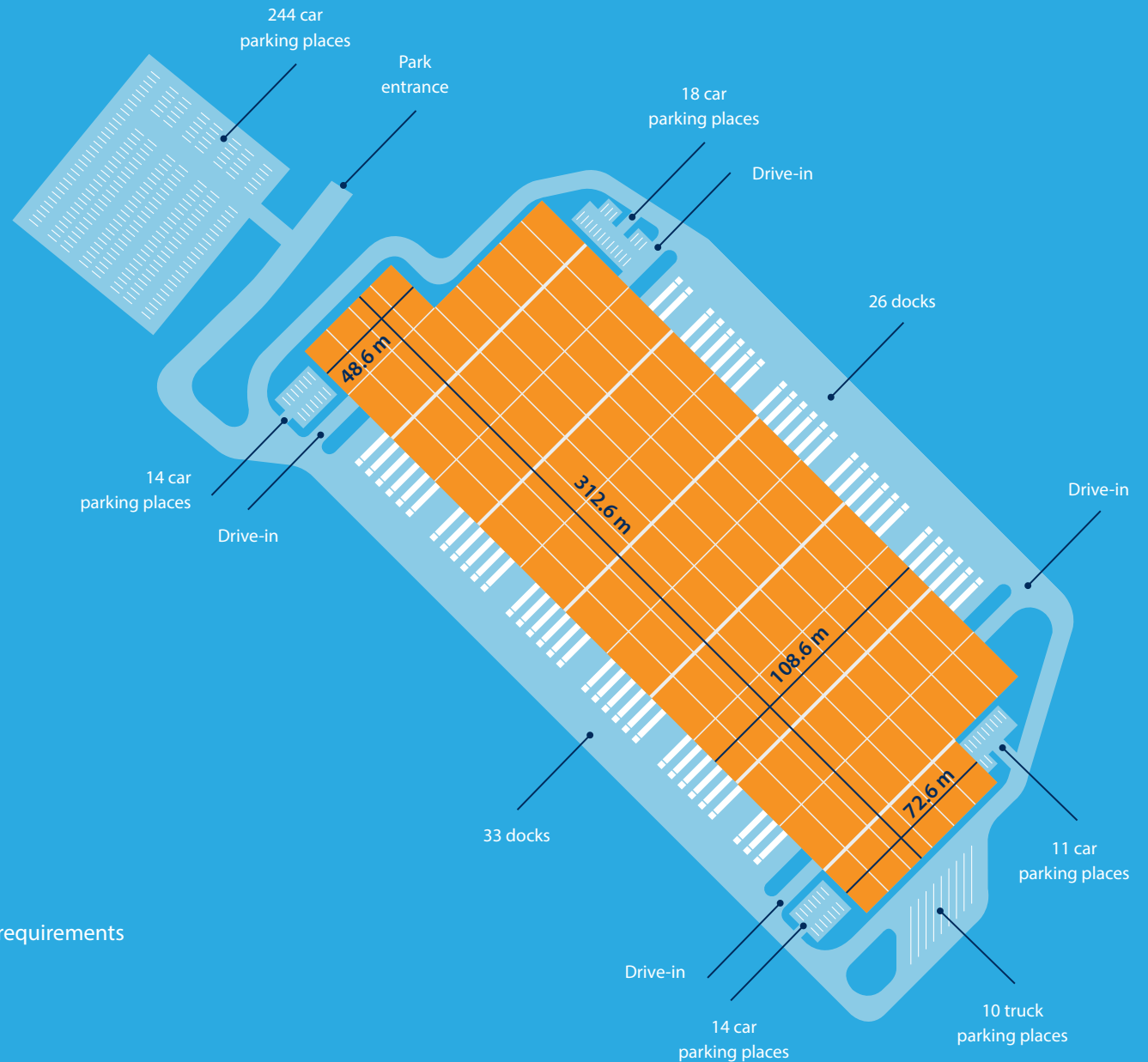
OFFICE PREMISES

Clear height 2,7 m
 Light intensity 500 lux
 Build to suit

BUILDING STANDARDS

Clear height 10 m
 Loading docks 1/1 000 sqm
 Floor loading capacity 5t/sqm

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





🏢 PANATTONI PARKS

BUILT-TO-SUIT AND CLIENTS

- 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain
- 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma
- 3 Yanfeng (Johnson Controls)
- 4 Alpha Corporation (Assa Abloy)
- 5 Simoldes Plasticos
- 6 HP Tronic
- 7 Saint Gobain Sekurit, Raben Group
- 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech

- 9 DHL, BWI, Tchibo
- 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire
- 11 IAC
- 12 Bombardier
- 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt
- 14 TI Automotive, Streit
- 15 Lear Corporation

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