



German borders
(14,3 km, 10 min)

Sokolov (25 km, 19 min)
Karlovy Vary (40 km, 28 min)
Prague (155 km, 120 min)

City of Cheb (5,1 km, 11 min)

EXIT 164

D6



- Park Cheb offers more than 138 000 sqm of potential development space suitable for logistics and production activities
- Located just 2 km from the border of city Cheb with 32 000 residents
- Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Cheb - Germany (Exit 164)
- Ideal location to supply Germany due to the close proximity of German borders - just 14 km from the site.
- Public transport providing quick connection to city Cheb available on-site
- Container terminal in Hof just 54 km away

PERFECT ACCESS FROM EXIT 169, 164 GREAT VISIBILITY FROM D6 EXPRESSWAY

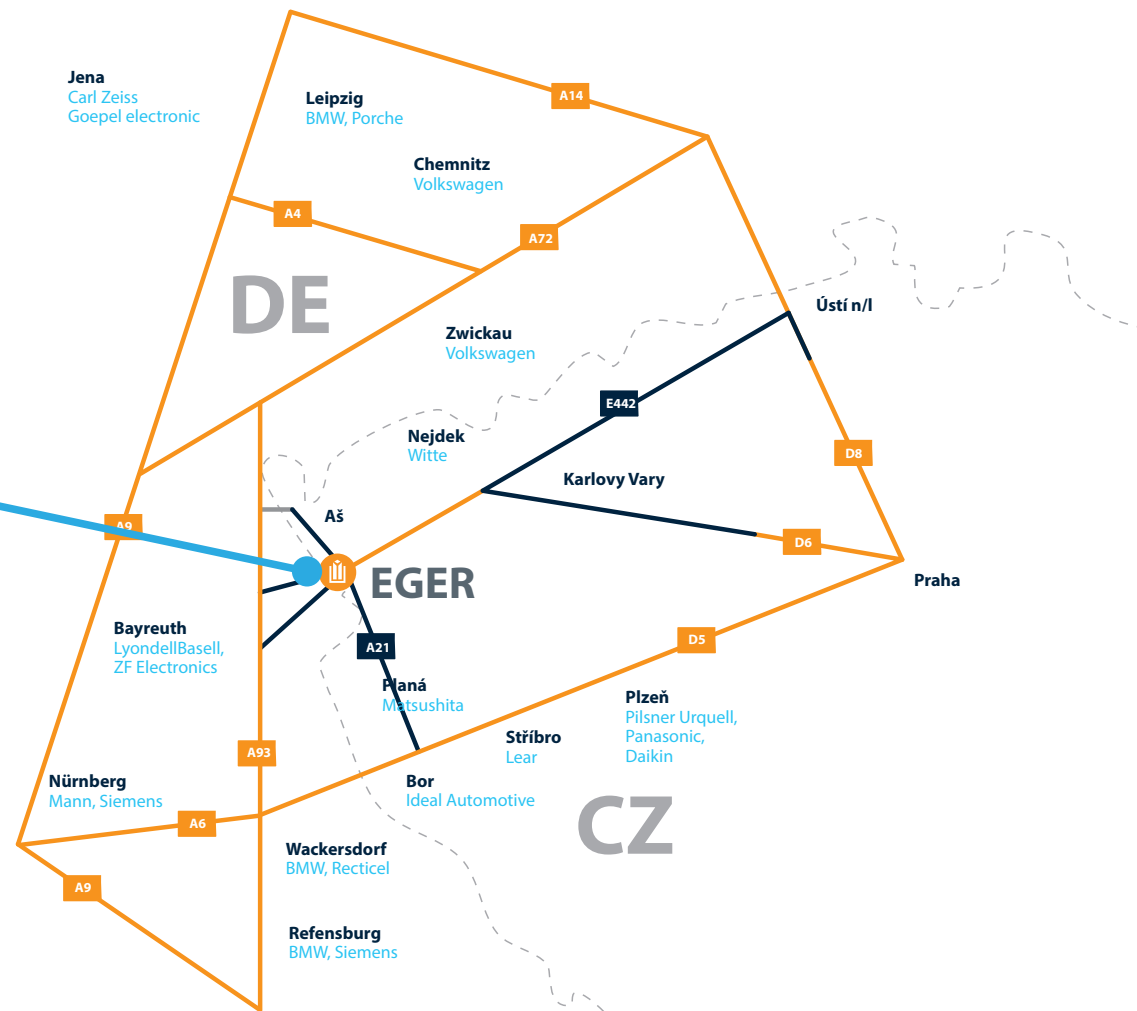


Key distances

- City of Cheb (5,1 km, 11 min)
- German borders (14,3 km, 10 min)
- Sokolov (25 km, 19 min)
- Karlovy Vary (40 km, 28 min)
- Prague (155 km, 120 min)

Bus connections

- Regular public transport between the Park, city of Cheb and Sokolov.



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 LED 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 294 519 sqm

Building D II 26 000 sqm
Building E 5 000 sqm
Building F 106 900 sqm
F I 28 500 sqm
F II 30 500 sqm
F III 35 000 sqm
F IV 12 900 sqm

Building A 15 671 sqm
Building B I 44 636 sqm
Building B II 10 800 sqm
Building C 12 400 sqm
Building D I 73 112 sqm

WAREHOUSE

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

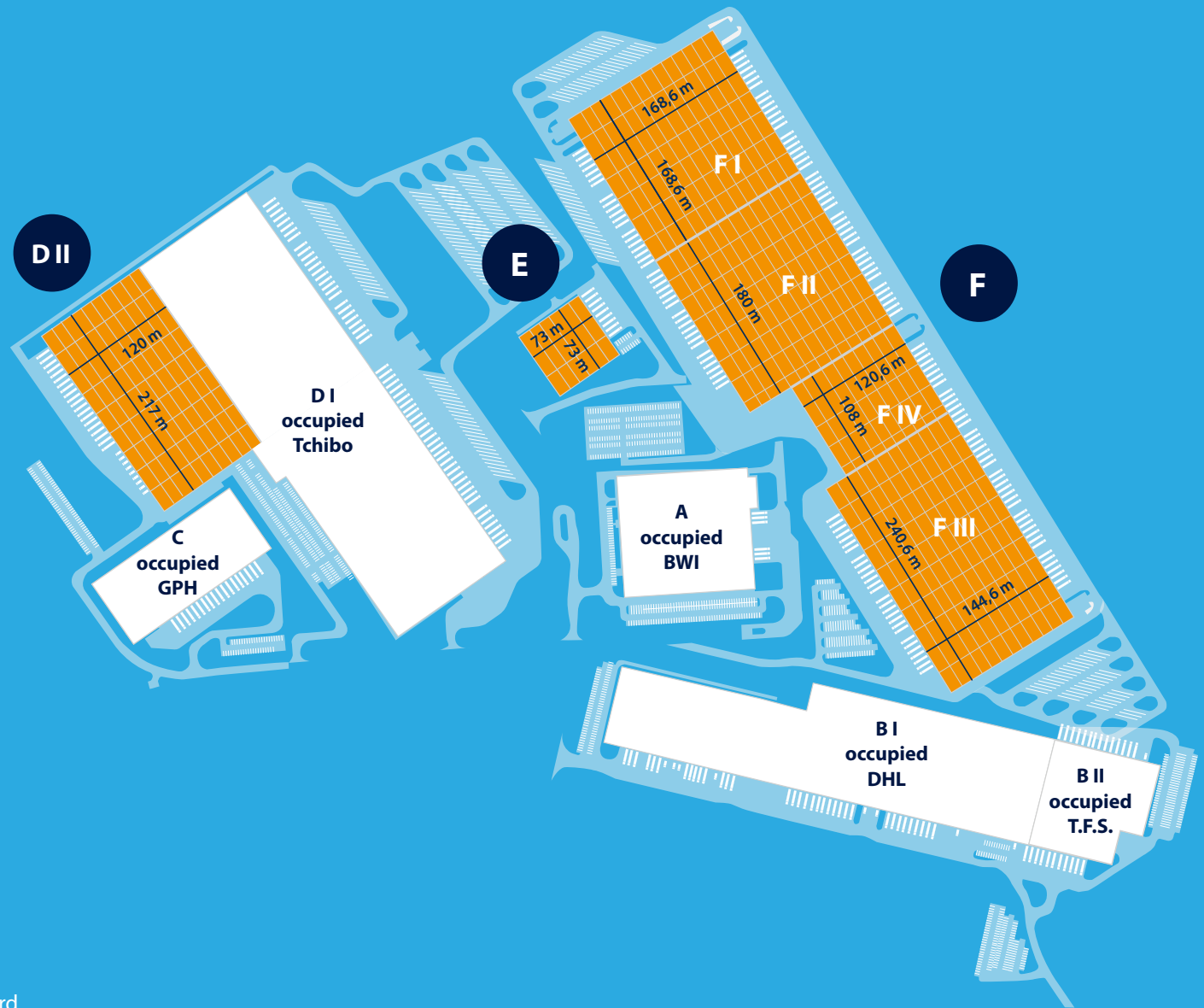
OFFICE

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

SUSTAINABILITY TRENDS

LED lighting
 BREEAM Very Good certified

- excellent access to the exit from expressway
- designed and constructed to the highest A class standard
- suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7





🏢 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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