





Karlovy Vary (82 km, 80 min) via motorway D5
 German border (68 km, 47 min) via motorway D5



University of West Bohemia (1,5 km, 3 min)
 Unicity Plzeň residential project (1,5 km, 3 min)

Pilsen city centre (5 km, 10 min)
 Prague (90 km, 50 min)
 Prague International Airport (100 km, 60 min)
 Central train station (4 km, 10 min)
 Central bus station (4 km, 10 min)



relax zone



Bus stop

Trolleybus stop



entrance to the park

Bus stop

entrance to the park

Borská pole Shopping mall



Bus stop

ASKO NÁBYTEK

entrance to the park

Ke Karlovu

Borská

Bus stop

U Letiště

Bus stop

Folmavská

Unique location in the city of Pilsen

- Perfect spot for R&D, light manufacturing and logistics
- Onsite public transportation and international Eurocity and Intercity trains connecting Pilsen with Frankfurt, Munich and Zurich
- Easy access to the E50/D5 motorway to Germany and the capital of the Czech Republic, Prague
- Available skilled workforce – presence of high schools and the University of West Bohemia in Pilsen is well known for its Faculty of Mechanical Engineering and Faculty of Applied Science in particular
- Family-friendly – International schools, including kindergartens, leisure activities – galleries, theatres, cinema

Bus stop

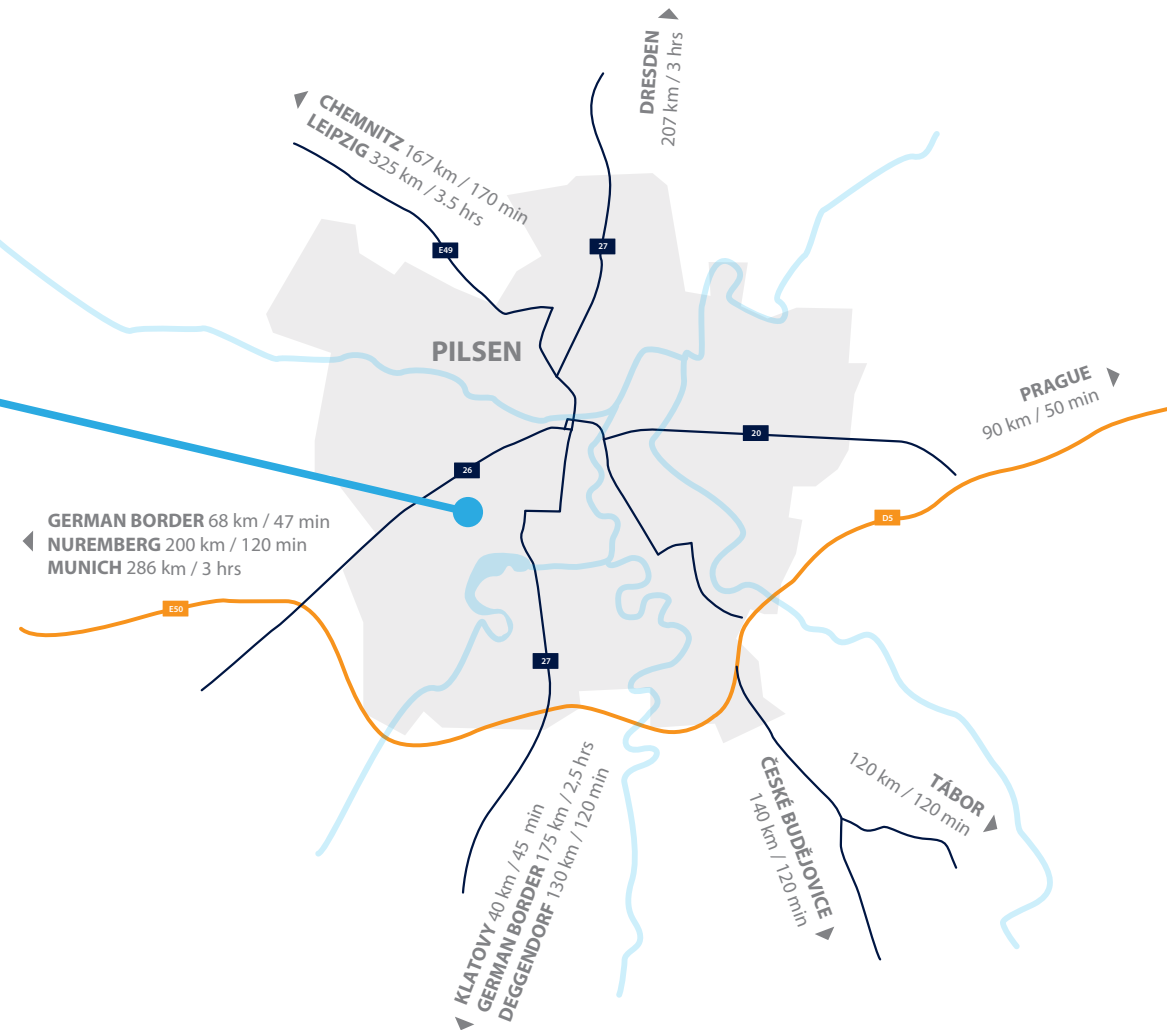
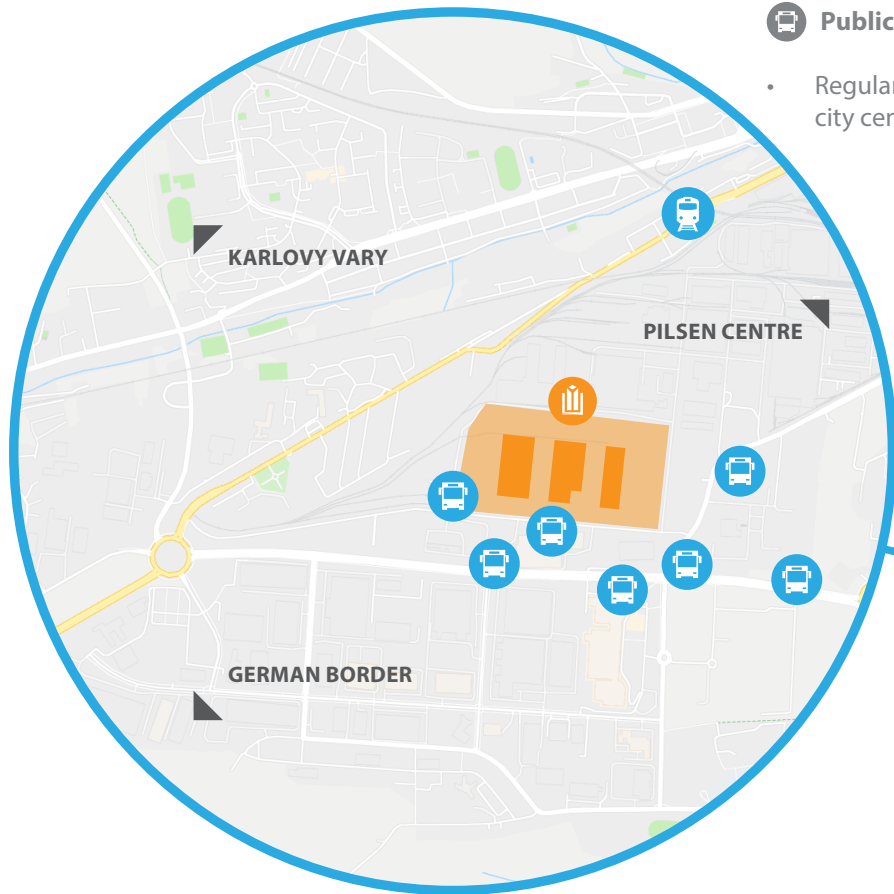


BAUHAUS

PERFECT ACCESS FROM D5 HIGHWAY DIRECTLY IN THE BORSKÁ POLE INDUSTRIAL ZONE

Public transportation

- Regular public transport connections to the Pilsen city centre (bus, train)



Key distances

- Chomutov 100 km / 110 minutes
- Karlovy Vary 82 km / 80 minutes
- Prague 90 km / 50 minutes
- German border 68 km / 47 minutes
- České Budějovice 140 km / 120 minutes
- Tábor 120 km / 120 minutes
- Nuremberg 200 km / 2 hrs
- Munich 286 km / 3 hrs
- Leipzig 325 km / 3.5 hrs
- Dresden 207 km / 3 hrs
- Deggendorf 130 km / 2 hrs
- Linz 225 km / 200 minutes



INDUSTRY 4.0

DEVELOPMENT AND MANUFACTURING BASE WITH SUFFICIENT AREA

- Borská pole as a traditional development/industrial location University of West Bohemia in Pilsen – transfer of know-how from universities and research into practice
- Construction of sufficiently dimensioned data infrastructure in cooperation with the Information Technology Administration of Pilsen
- Location with above-standard infrastructure equipment (heating, air-conditioning, electricity, water, compressed air) – necessity for modern technologies
- Brownfield regeneration – decontamination and restoration of the site
- Environmentally friendly construction and operation in accordance with the principle of permanently sustainable development (BREEAM Excellent certification)

Industrial zone partners



ČESKÝ INSTITUT INFORMATIKY
ROBOTIKY A KYBERNETIKY



Development concept

Total built-up area 124 394 m²

Building A 51 549 m²

Car parking places 295
Truck parking places 48
Docks 50
Drive-ins 4

Building B 48 580 m²

Parking places 325
Truck parking places 39
Docks 47
Drive-ins 4

Building C 24 265 m²

Parking places 145
Truck parking places 18
Docks 27
Drive-ins 2

SUSTAINABILITY TRENDS

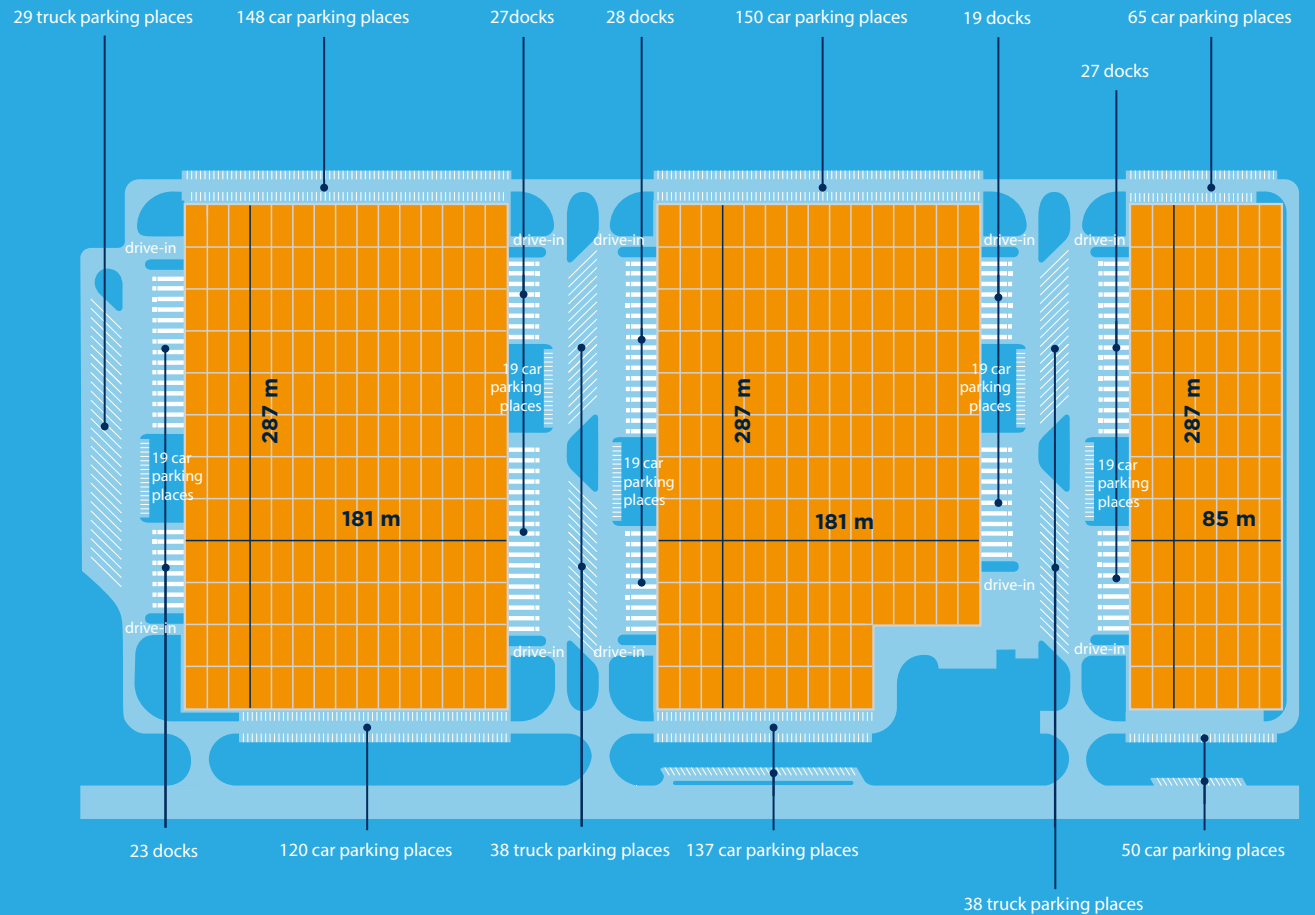
LED lighting
BREEAM Very Excellent certified

WAREHOUSE

Column grid 12 m x 24 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/m²
Clear height 13,4 m

OFFICE PREMISES

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



A

B

C



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

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.

CZECH REPUBLIC
Panattoni
Šporckovský palác, V Celnici 1034/6
110 00 Prague 1
Czech Republic
czinfo@panattoni.com
www.panattoni.cz
www.panattonieurope.com/cz

SLOVAKIA
Panattoni
Eurovea Central 3, Pribinova 10
811 09 Bratislava
Slovakia
skinfo@panattoni.com
www.panattoni.com
www.panattonieurope.com/sk

