



CHOMUTOV

Chomutov (7 km, 8 min)
Pilsen (104 km, 100 min)
Chemnitz (75 km, 60 min)
Karlovy Vary (63 km, 50 min)

JIRKOV

- Strategically located close to the city of Jirkov (1 km), city of Chomutov (7 km), city of Most (15 km) and German borders (30 km).
- Located at the exit and speedway E442 – new roundabout within project scope.
- Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany.
- Great connection to Czech highways (D7, D8, D6) allowing easy access to Usti nad Labem, Karlovy Vary, Cheb as well as to Prague.
- The connection among Chomutov, Jirkov, Most and Litvinov is provided by regular railway and bus lines. Bus stop right next to the site.
- Units available from 8 000 sqm up to 50 000 sqm under one roof with possible expansion.
- Suitable for logistics, warehousing and production operations.
- Availability of skilled labour force due to the area's large population base, long industrial tradition and high unemployment.

E442



EXIT

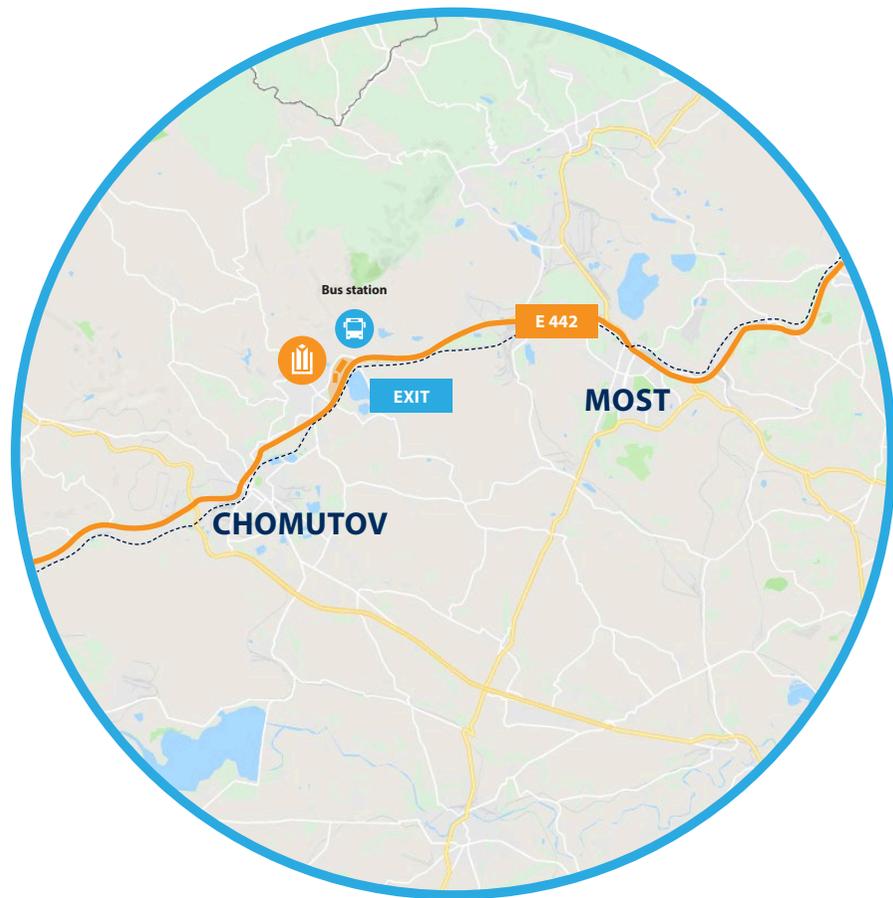
Prague (115 km, 90 min)
Most (18 km, 17 min)
Ústí nad Labem (60 km, 50 min)
Dresden (110 km, 90 min)

Bus stop



PERFECT ACCESS FROM EXIT

GREAT VISIBILITY FROM E442 MOTORWAY

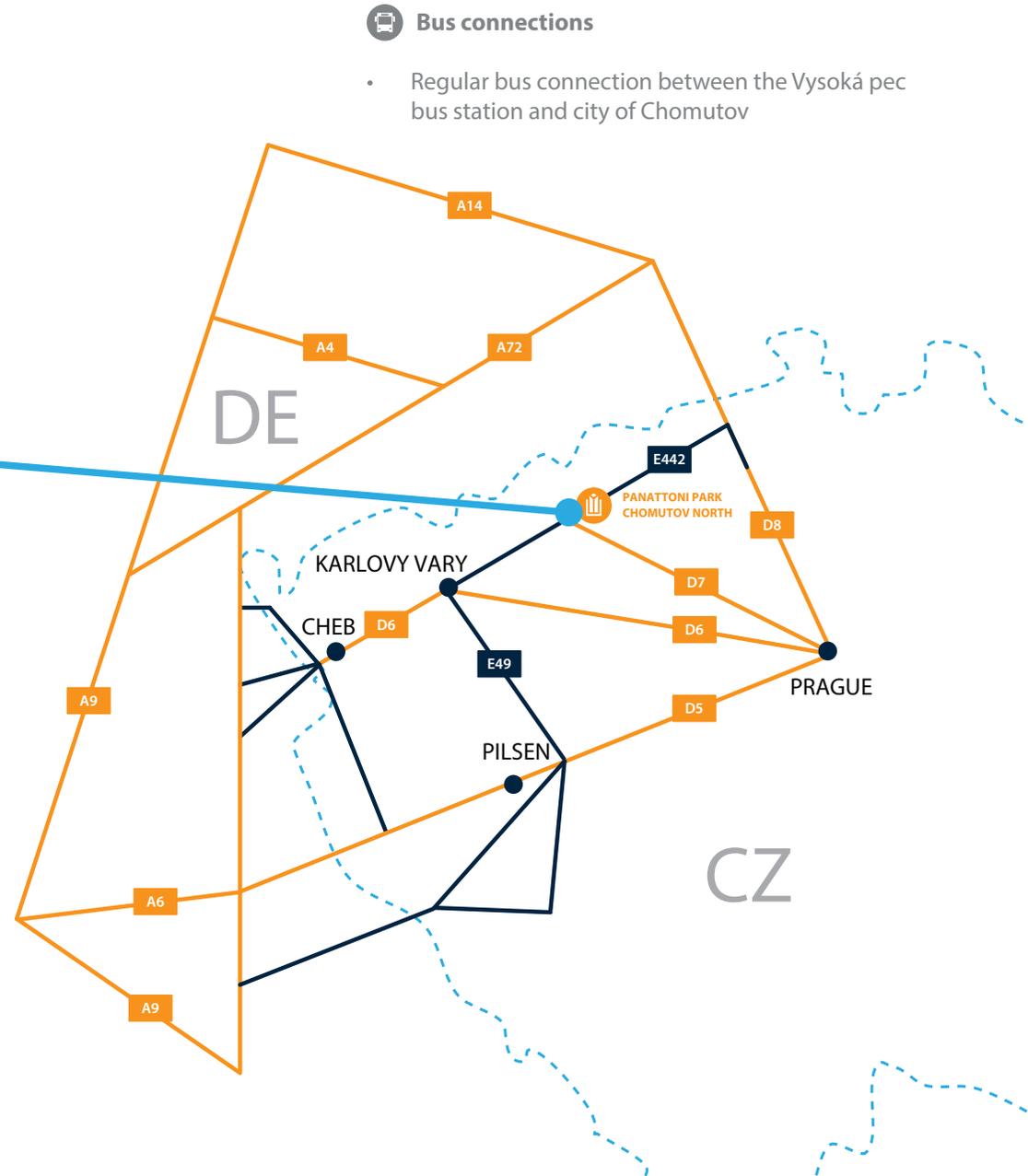


Bus connections

- Regular bus connection between the Vysoká pec bus station and city of Chomutov

Key distances

- Chomutov 7 km / 8 minutes
- Most 18 km / 17 minutes
- Teplice 40 km / 40 minutes
- Ústí nad Labem 60 km / 50 minutes
- Karlovy Vary 63 km / 50 minutes
- Prague 115 km / 90 minutes
- Pilsen 104 km / 100 minutes
- Chemnitz (GER) 70 km / 70 minutes
- Dresden (GER) 110 km / 90 minutes
- Hof (GER) 156 km / 120 minutes



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



🏢 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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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.



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