





KARLOVY VARY



Karlovy Vary City (4 km, 7 min)  
Germany (58 km, 50 min)



MAIN TRAIN TERMINAL



Bus stop



Bus stop



Bus stop



N



EXIT

PARK ENTRANCE

AVAILABLE SPACE



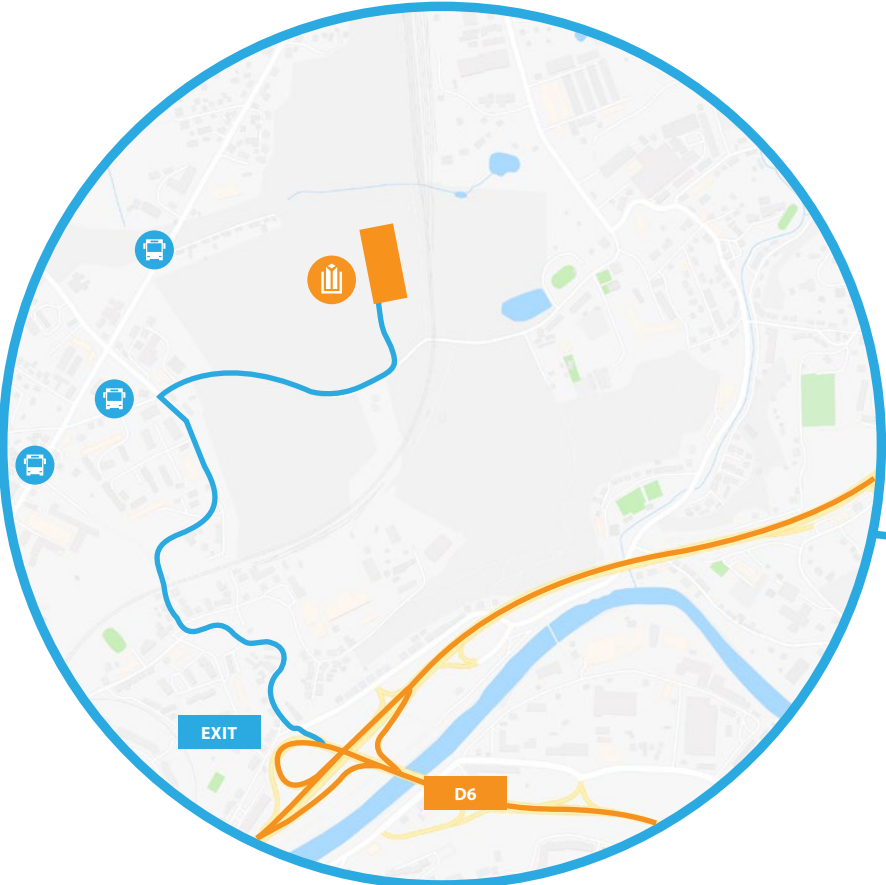
Prague (115 km, 90 min)

- Park Karlovy Vary offers more than 23 000 m<sup>2</sup> of potential development space suitable for logistics and production activities
- Located in Karlovy Vary, regional city with 49 000 residents
- Excellent and easy access to motorway D6 connecting Czech Republic and Germany
- Strategic location close to all important cities of the region: Karlovy Vary, Sokolov, Cheb
- Labor force availability from Karlovy Vary city



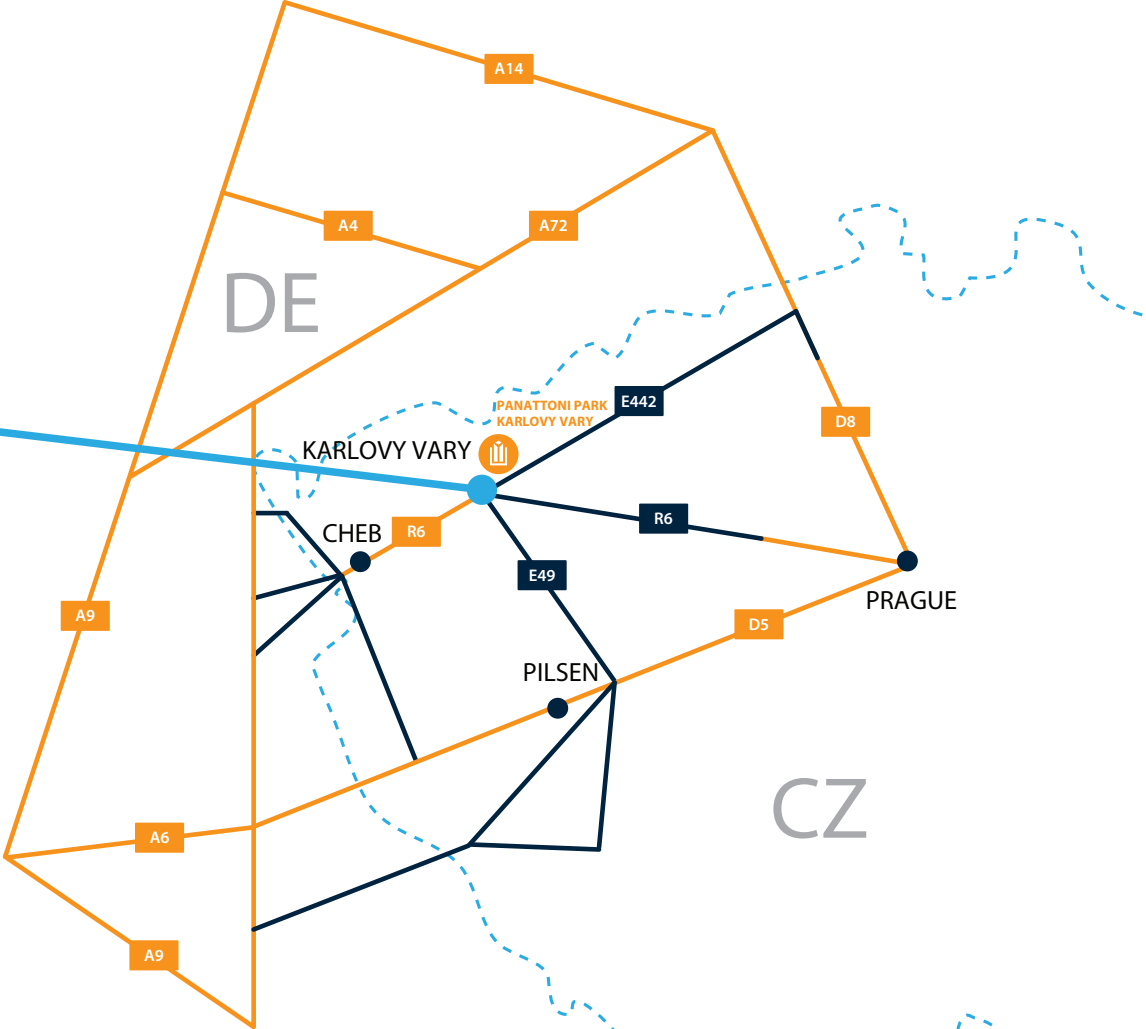
# PERFECT ACCESS FROM EXIT

## GREAT ACCESSIBILITY FROM D6 HIGHWAY



### Public transportation

- Bus stop reachable within short walking distance
- Karlovy Vary train terminal 2 km
- Karlovy Vary City Centre 4 km



### Key distances

- D6 highway 1,5 km / 4 min
- Germany 58 km / 50 min
- Pilsen 78 km / 70 min
- Prague 115 km / 90 min

# 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** 23 500 sqm

**Building A** 23 500 sqm

Car parking places  
Truck parking places  
Docks  
Drive-ins

## SUSTAINABILITY TRENDS

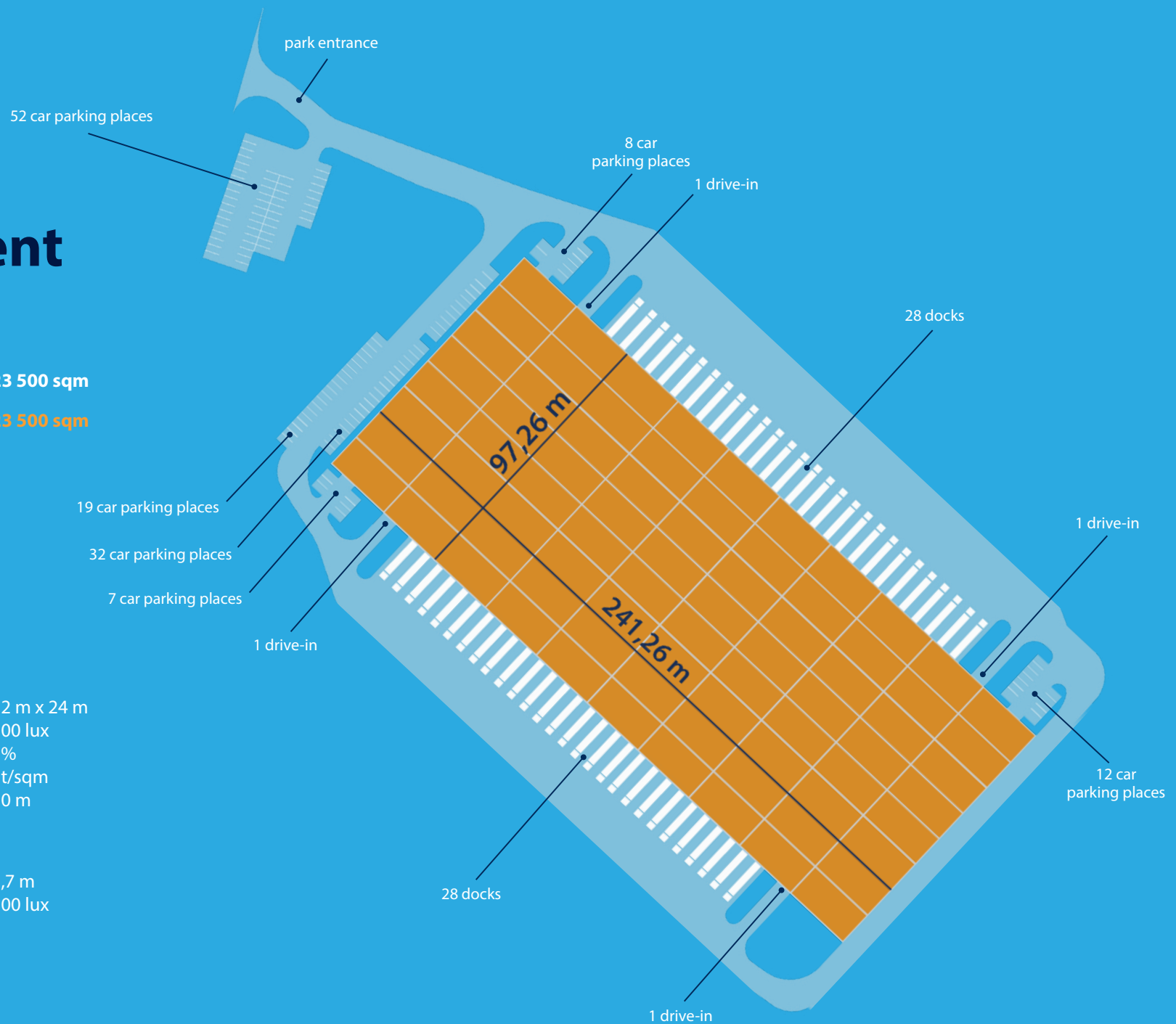
LED lighting  
BREEAM Very Good certified

## 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 m

## OFFICE PREMISES

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







**🏠 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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