



Prague (90 km, 50 min)  
Prague International Airport (100 km, 60 min)

German border (65 km, 40 min)  
Nuremberg (200 km, 110 min)



- 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

PILSEN CITY CENTER

Shopping area



ŠKODA PILSEN

Folmavská

Borská pole industrial zone



Obchodní

Bus stop



A

Bus stop



Bus stop



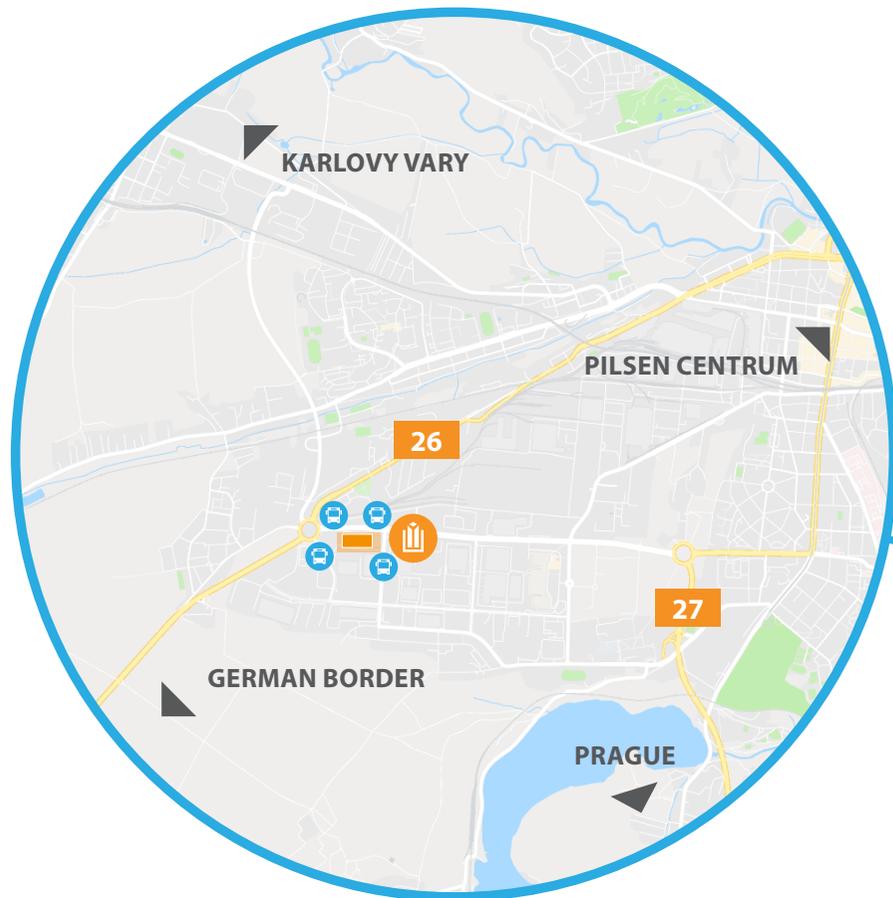
entrance to the park

Bus stop



# PERFECT ACCESS FROM EXIT 80 & 89 OF HIGHWAY D5

## SUPERB LOCATION WITHIN PILSEN INDUSTRIAL ZONE



### Bus connections

- Frequent public bus connection to the city center and other nearby destinations



### 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 / 120 minutes
- Munich 286 km / 3 hrs
- Leipzig 325 km / 3.5 hrs
- Dresden 207 km / 3 hrs
- Deggendorf 130 km / 120 minutes
- Linz 225 km / 200 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

\* Existing building are offered in "as is" conditions

# Development concept

**Total built-up area** 19 555 sqm

**Building A** 19 555 sqm

Car parking places 390

Docks 2

Drive-ins 8

## WAREHOUSE

Column grid 10 m x 25 m

## OFFICE PREMISES

Clear height 2,7 m

Light intensity 500 lux

Existing in "as is" conditions

## BUILDING STANDARDS

Clear height 5,5 m / 8m

Existing in "as is" conditions





**🏢 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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