





Dolní Měcholupy (2 km, 5 min)
Brno (200 km, 120 min)



Prague city centre (10 km, 24 min)
Prague International Airport (35 km, 37 min)
Pilsen (107 km, 76 min)

Zentiva



Kovošrot



Kablo



Barvy a laky



entrance to the park

1

2

4

3



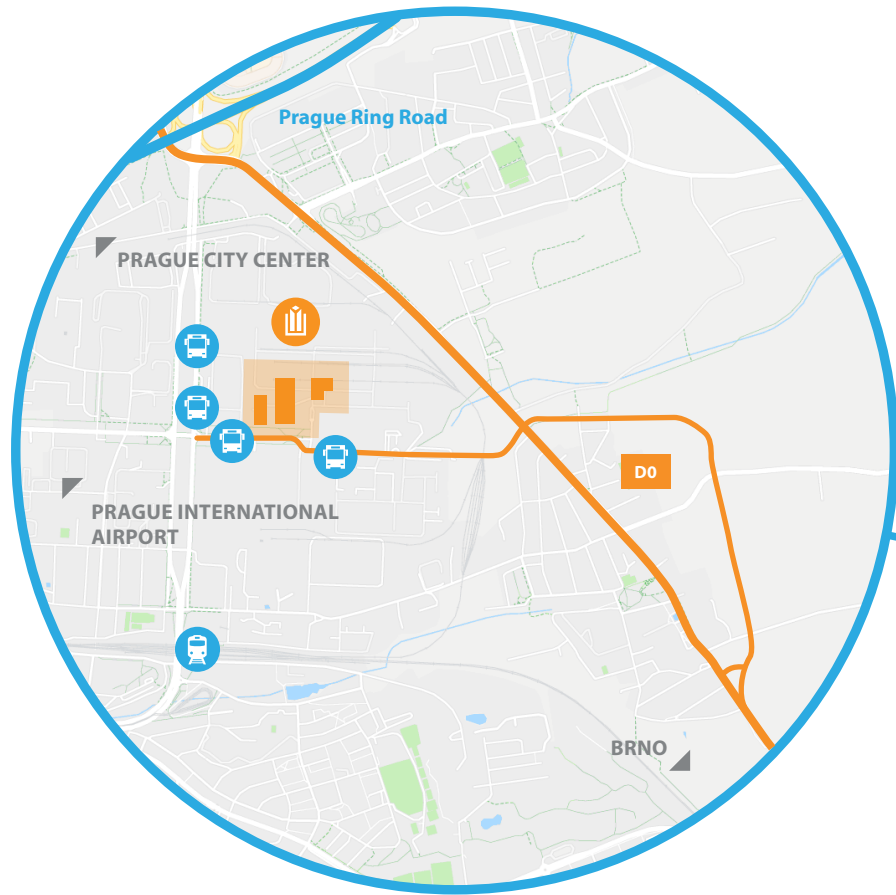
Hradec Kralové (110 km, 60 min)



Štěrboholy (3 km, 8 min)

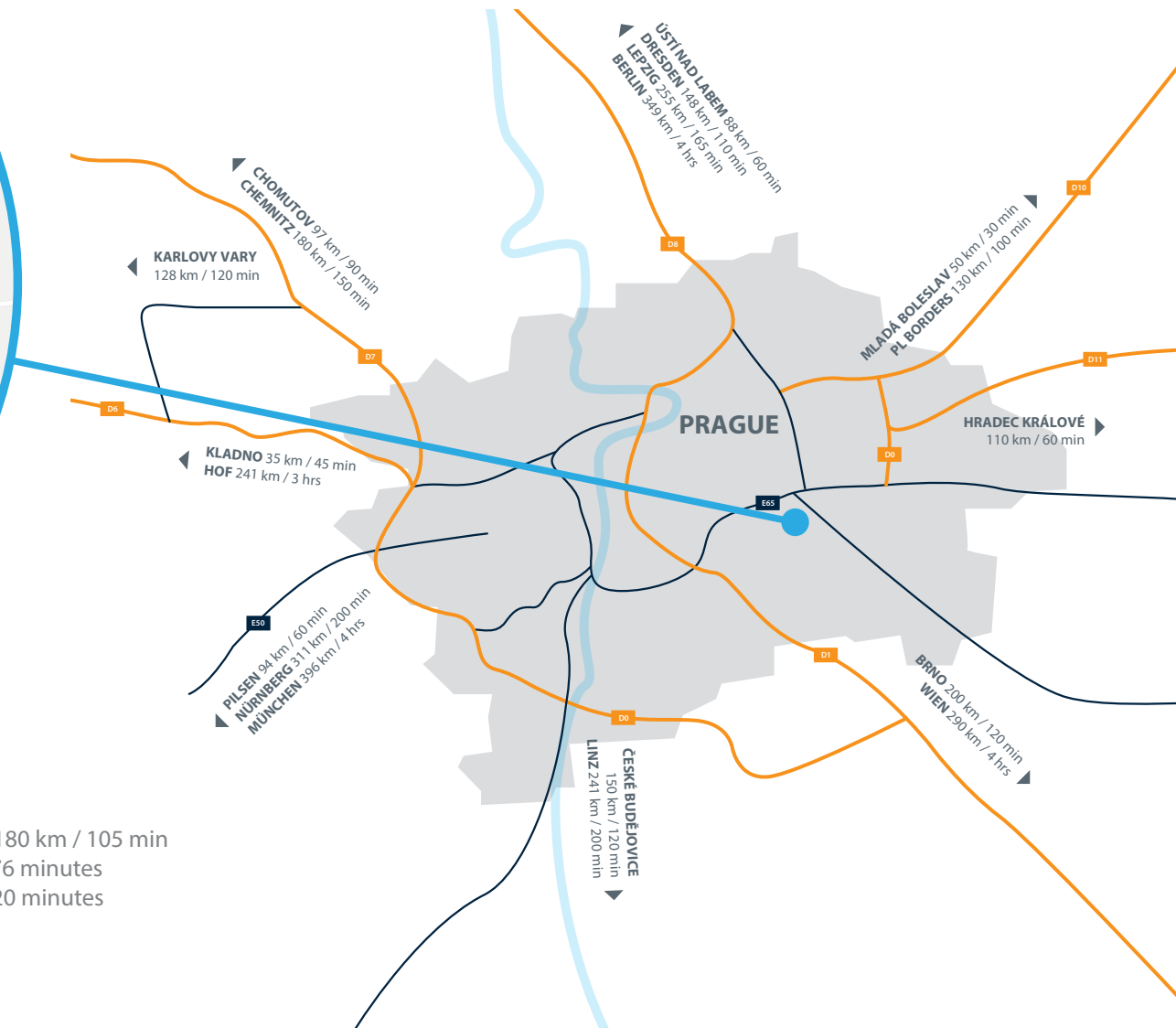


PERFECT ACCESS FROM PRAGUE CITY CENTER DIRECTLY IN INDUSTRIAL ZONE ŠTĚRBOHOLY



 Public transportation

- Regular public bus connections



Key distances

- Prague city centre 10 km / 24 minutes
- Prague International Airport 35 km / 37 minutes
- Prague Ring Road 2 km
- German border 180 km / 105 min
- Pilsen 107 km / 76 minutes
- Brno 200 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

Development concept

Total built-up area 56 609 sqm

Building 1 11 839 sqm

Car parking places 31
Docks 6
Drive-ins 3

Building 2 28 133 sqm

Car parking places 71
Docks 12
Drive-ins 14

Building 3 11 521 sqm

Car parking places 75
Docks 8
Drive-ins 1

Building 4 5 116 sqm

Car parking places 32
Docks 4
Drive-ins 2
Shared parking places 293

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

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 (Asa Ablay)
- 5 Simoldes Plasticos
- 6 HP Tronic
- 7 Saint Gobain Sekurit, Raben Group
- 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Ablay, 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.

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