



Germany (distance 165 km, duration 2 hrs)
Karlovy Vary (distance 107 km, duration 75 mins)

Prague ring road (distance 11 km, duration 10 mins)
Václav Havel Airport Prague (distance 17 km, duration 15 mins)



- Park Prague Airport II offers more than 9 000 m² of potential development space suitable for logistics and production activities
- Located in Pavlov municipality, Prague West, just 7km from the border of capital city Prague
- Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Germany (exit 7)
- Prague Ring Road providing excellent connection to highway network only 11km from the site
- Qualified labor force available due to the close proximity of Prague
- Existing public transport providing quick connection to Prague (both train and bus)

PERFECT ACCESS FROM D6 MOTORWAY

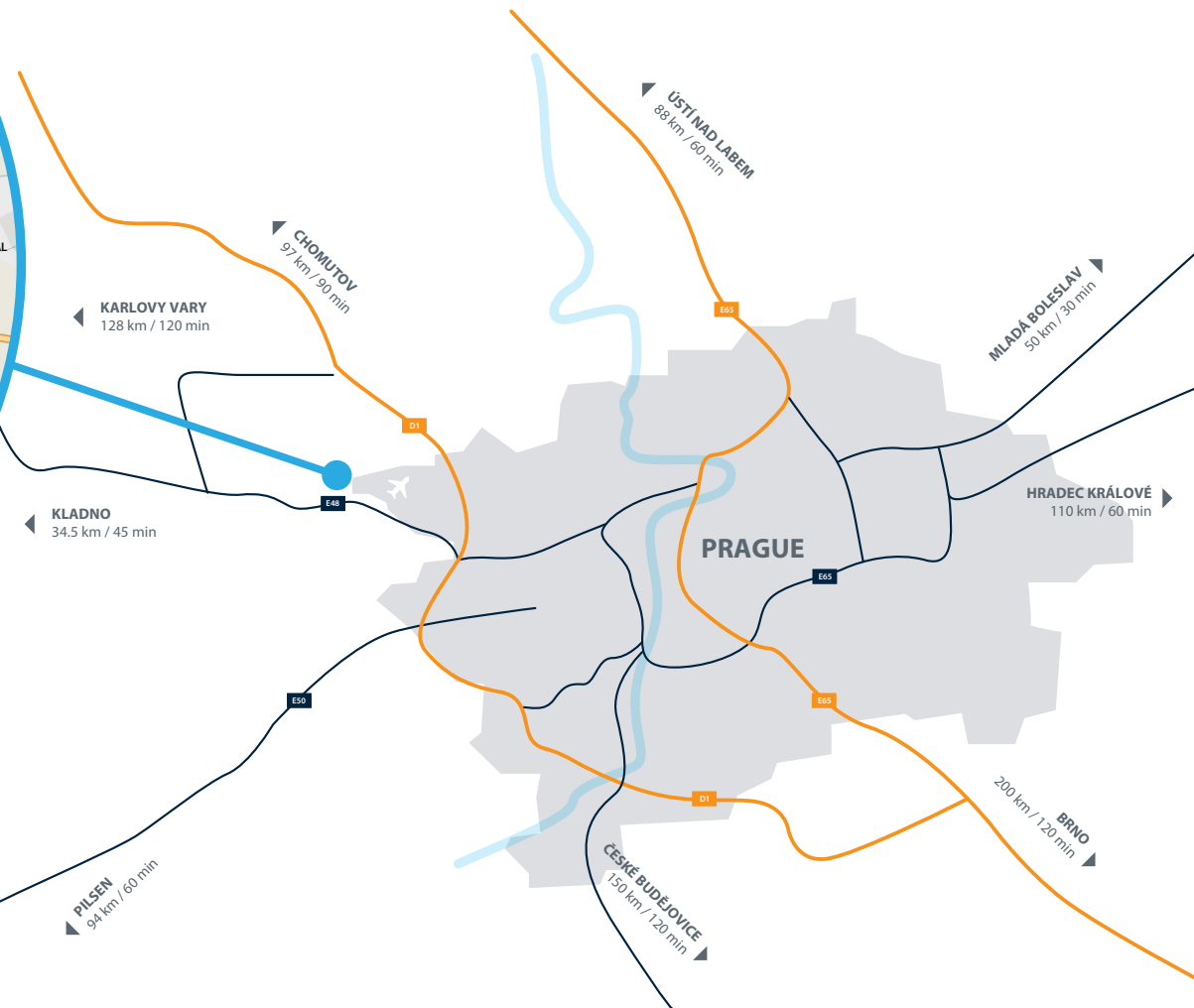


Public Transportation

- Train at least every hour from 5 AM to 12 PM
- Duration 43min from/to Prague City Centre
- Train/Bus stop within short walking distance

Key distances

- Prague Ring Road 11 Km / 10 minutes
- Václav Havel Airport Prague 17 Km / 15 minutes
- Kladno 10 Km / 10 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 139 266 sqm

Building L1	8 032 sqm	
	1 600 sqm	AVAILABLE
Building L2	45 488 sqm	
Building L3	47 200 sqm	
Building F1	11 146 sqm	
	3 600 sqm	AVAILABLE
Building F2	2 000 sqm	
Building F3	15 800 sqm	
Building F4	9 600 sqm	

- Excellent access to the exit from highway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7

WAREHOUSE

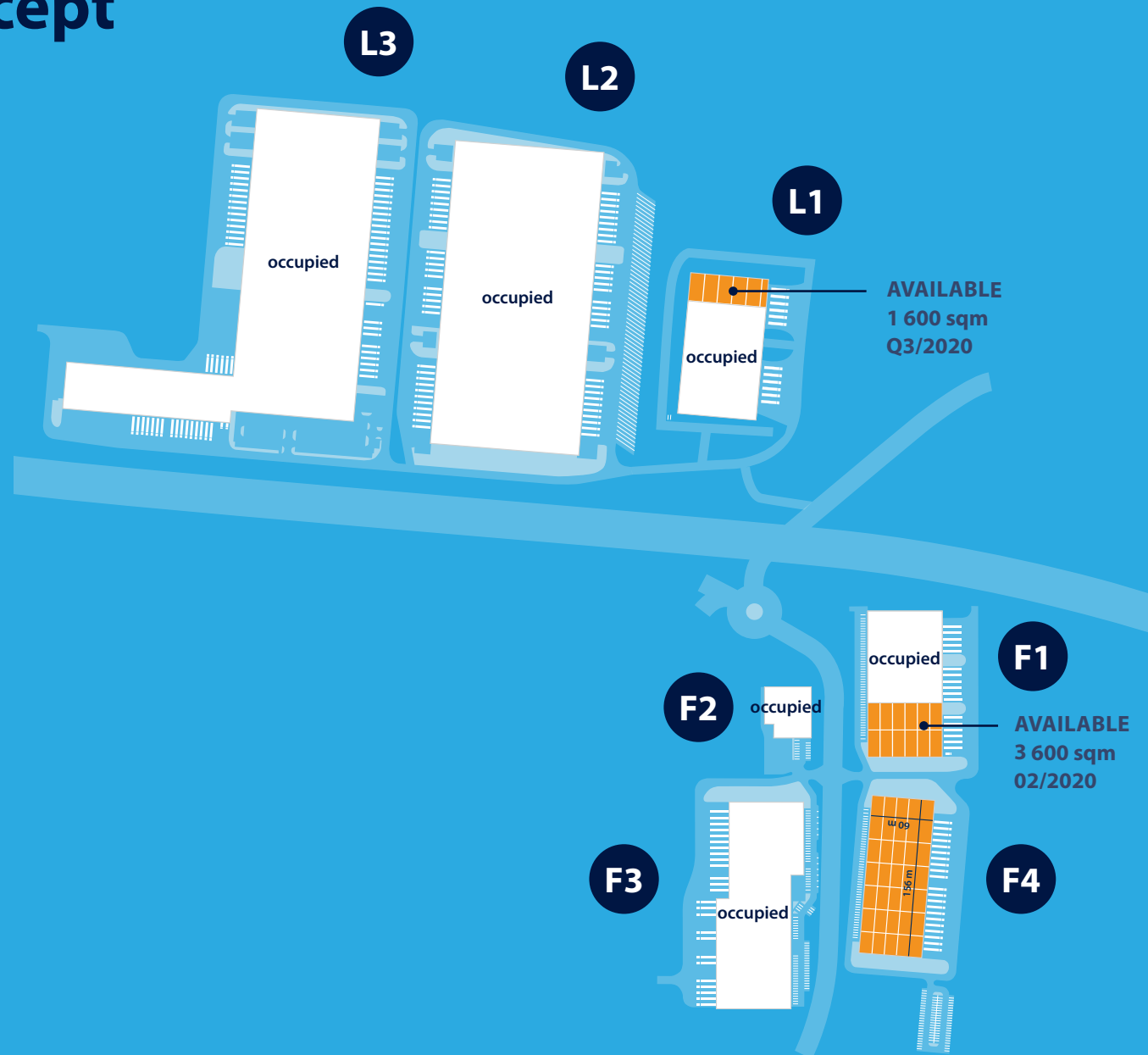
Column grid	12 m x 24 m
Clear height	10 m
ESFR sprinkler system	
Light intensity in the hall	200 lux
Skylights min	2%
Floor loading	5t/sqm

OFFICE PREMISES

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

SUSTAINABILITY TRENDS

- LED lighting
- BREEAM Very Good certified





🏢 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.

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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

