



# PANATTONI PARK CHEB SOUTH



German borders (14.3 km, 15 min)

Cheb city (3 km, 11 min)

FUTURE TRAIN  
TERMINAL/CARGO

PODHRADSKÁ

INDUSTRIAL ZONE

PARK ENTRANCE

B

11 036 sqm

C

28 403 sqm

PLANNED

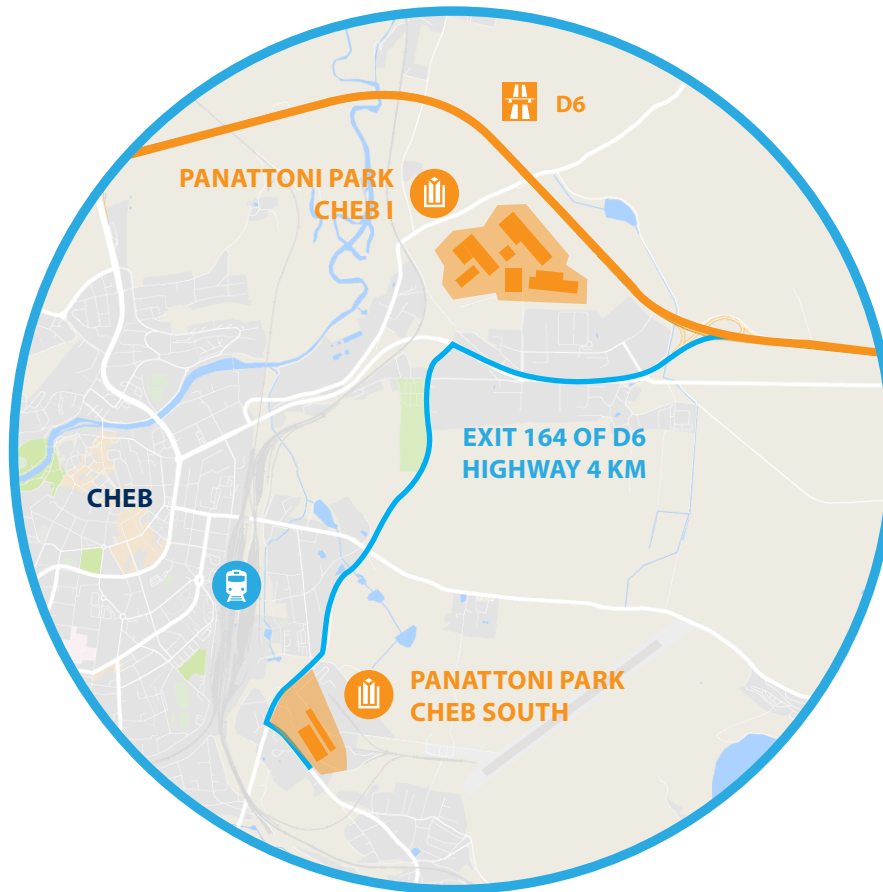


- Panattoni Park Cheb South offers approx 74 404 sq m of industrial space suitable for logistics and production activities.
- Ideal location for European DCs and to supply Germany due to close proximity of German borders.
- E42 (Nürnberg) – Cheb – Sokolov – Karlovy Vary – Prague (built as a four speed D6), and on the I/21 communication as a feeder to the D5 motorway (Rozvadov – Pilsen – Prague).
- Qualified labor force from Sokolov city (29 km) and Karlovy Vary (40 km).
- Container terminal in Hof just 54 km away from the site.
- International airport in Karlovy Vary 45 minutes drive.

- Sokolov (29 km, 20 min)
- Karlovy Vary (40 km, 30 min)
- Pilsen (111 km, 2 hrs 20 min)
- Ústí nad Labem (165 km, 2 hrs 5 min)
- Prague (173 km, 2 hrs 30 min)

# PANATTONI PARK CHEB SOUTH

PERFECT ACCESS FROM EXIT 169, 164. GREAT VISIBILITY FROM D6 EXPRESSWAY

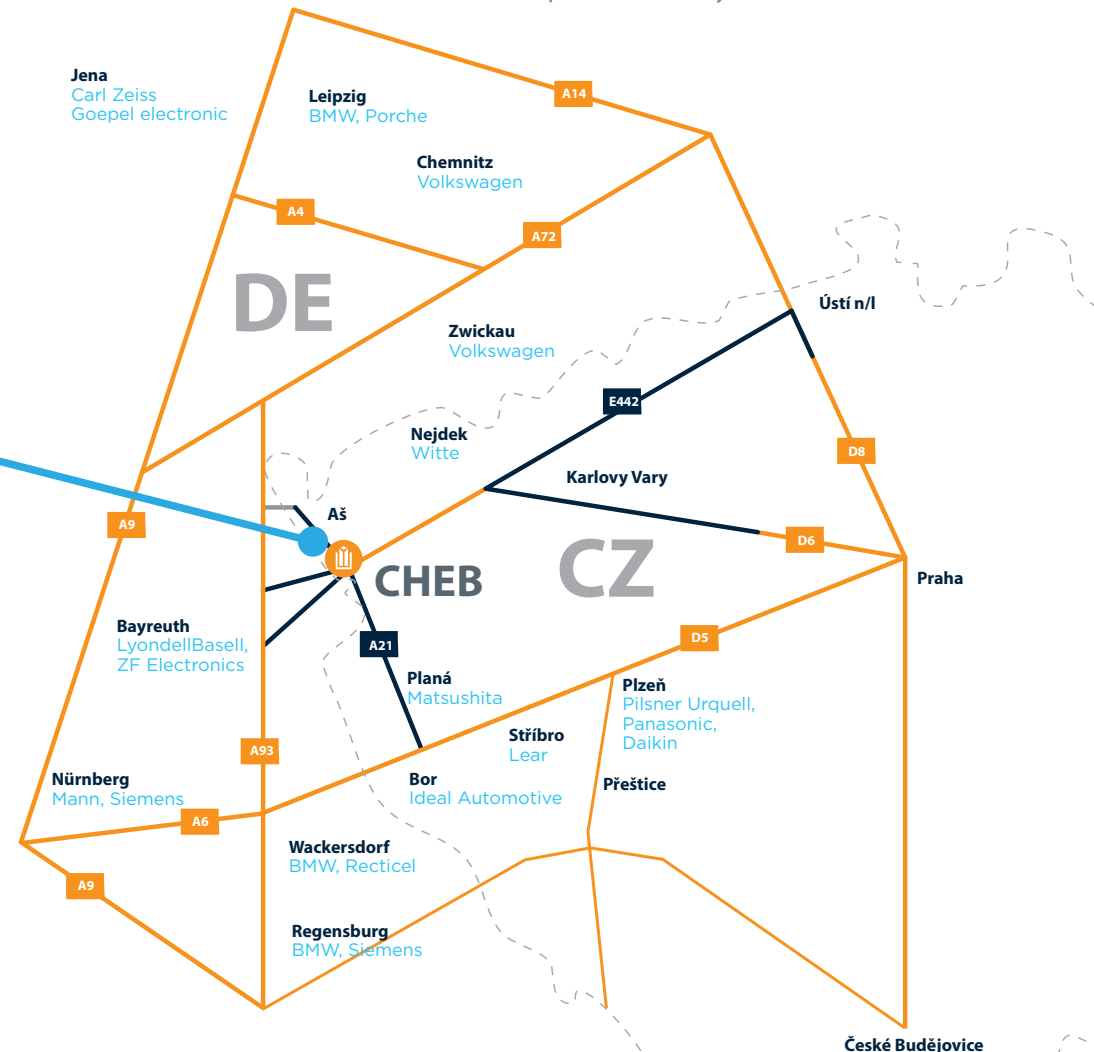


## Public Transportation

Railway connections from Chomutov, Marktredwitz  
 Bus connections from city of Cheb and nearby suburbs operated on daily basis

## Key distances

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- German borders (14.3 km, 15 min)
- Sokolov (29 km, 20 min)
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**Jena**  
 Carl Zeiss  
 Goepel electronic

**Leipzig**  
 BMW, Porche

**Chemnitz**  
 Volkswagen

**DE**

**Zwickau**  
 Volkswagen

**Nejdek**  
 Witte

**Karlovy Vary**

**CHEB**

**CZ**

**Bayreuth**  
 LyondellBasell,  
 ZF Electronics

**Planá**  
 Matsushita

**Stříbro**  
 Lear

**Pilsen**  
 Pilsner Urquell,  
 Panasonic,  
 Daikin

**Nürnberg**  
 Mann, Siemens

**Bor**  
 Ideal Automotive

**Přestice**

**Wackersdorf**  
 BMW, Recticel

**Regensburg**  
 BMW, Siemens

České Budějovice

# PANATTONI PARK CHEB SOUTH

## STANDARD TECHNICAL SPECIFICATION



### SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

### FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 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/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

### FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

### DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m 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 sq m of hall

### PRODUCTION UPGRADE (OPTIONAL)

- Increased facade 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 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

### OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

# PANATTONI PARK CHEB SOUTH

## DEVELOPMENT CONCEPT



**TOTAL BUILT-UP AREA** 95,527 sq m

**Building A – OCCUPIED** 23,127 sq m  
**Building B – OCCUPIED** 25,869 sq m

**Building B** 11,036 sq m  
**Building C** 28,403 sq m

### WAREHOUSE

10 m and 12 m available  
 Column grid  
 Clear height  
 ESFR sprinkler system  
 Light intensity in the hall  
 Skylights min  
 Floor loading

12 m x 24 m  
 10 m  
 200 lux  
 2 %  
 5 t/sq m

### OFFICE PREMISES

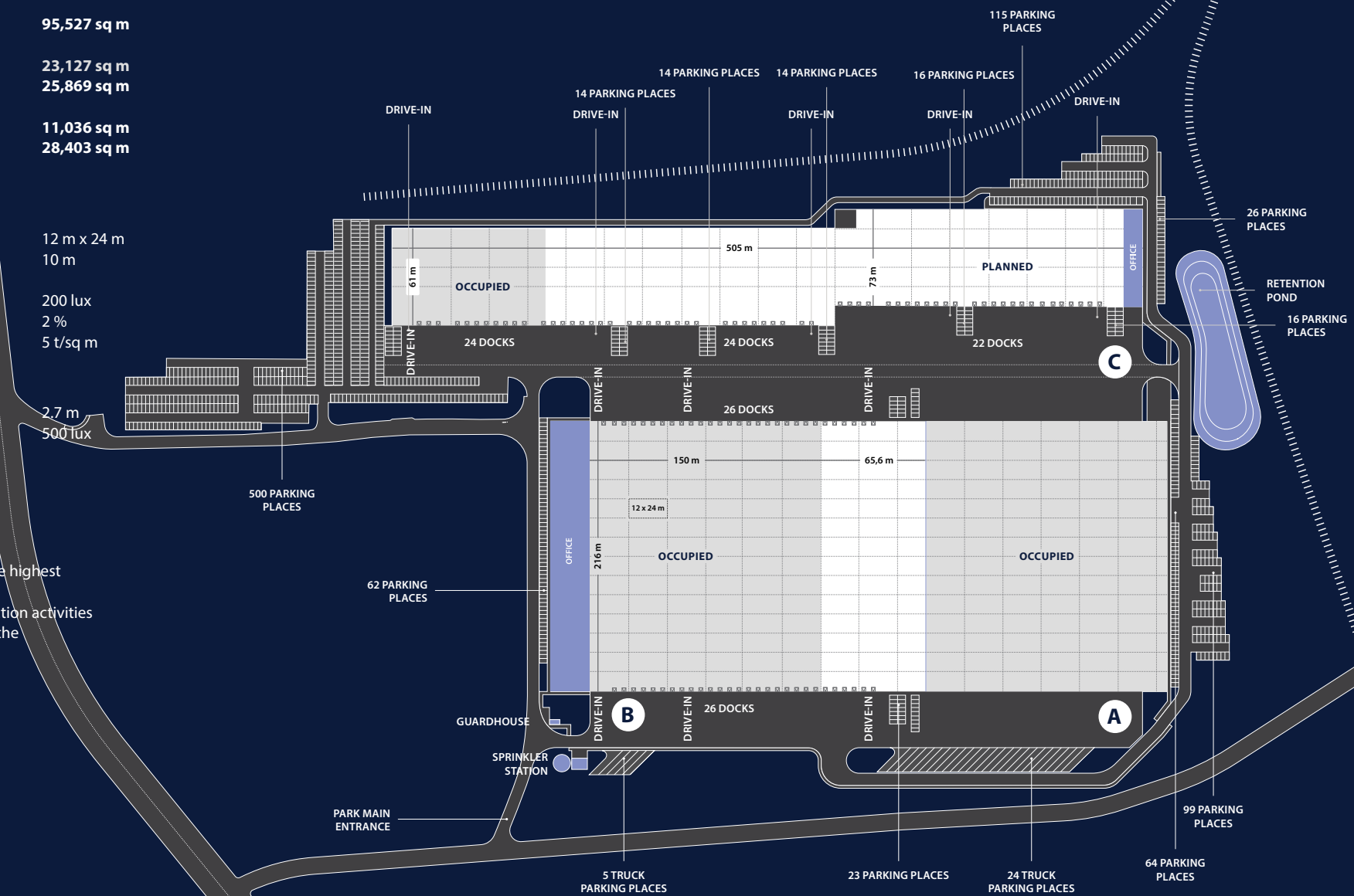
Clear height  
 Light intensity  
 Built to suit solutiont

2.7 m  
 500 lux

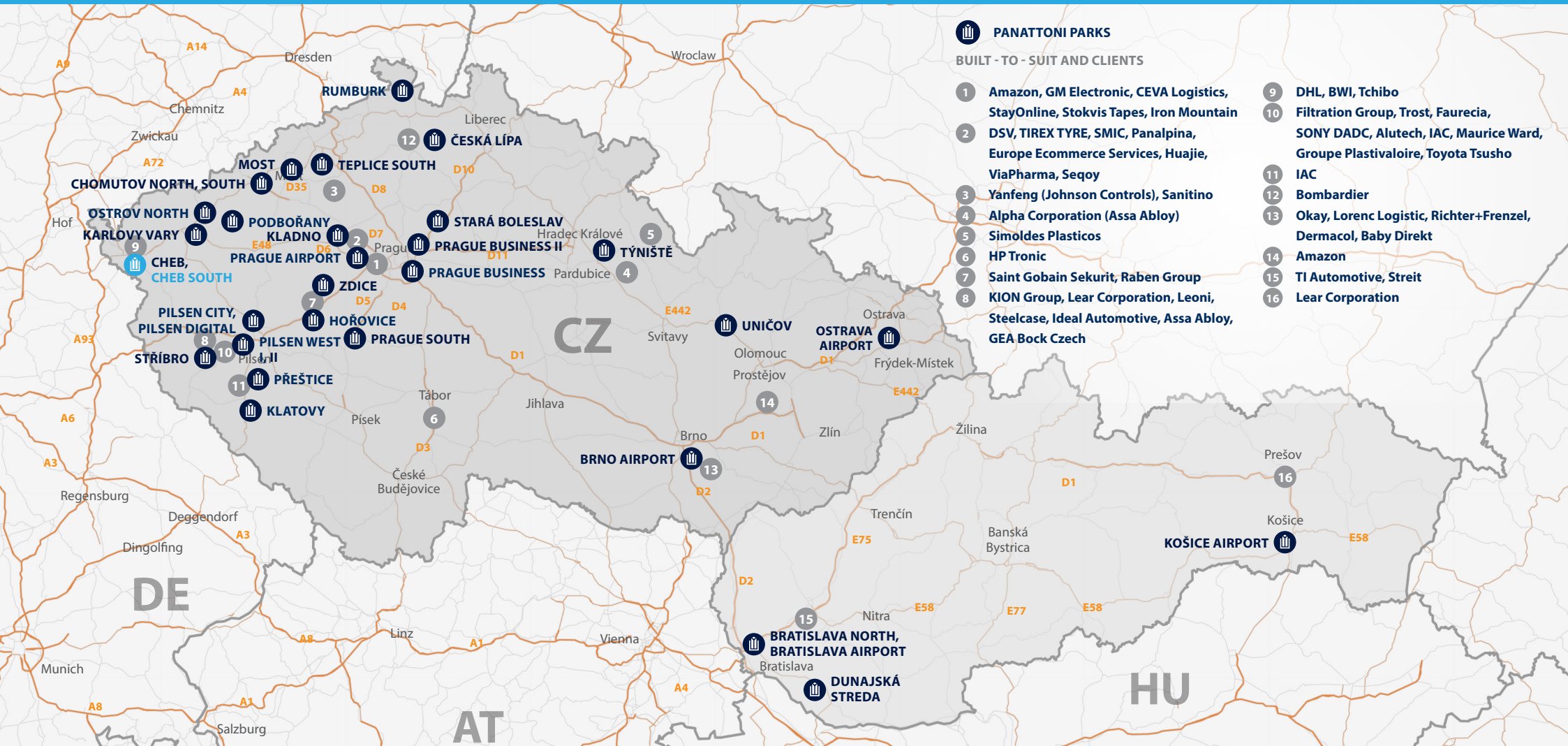
### SUSTAINABILITY TRENDS

LED lighting  
 BREEAM Very Good certified

- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turn-key solution according to the client's requirements
- Accessibility 24/7



# PANATTONI PARK CHEB SOUTH



## 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, Seqoy
- 3 Yanfeng (Johnson Controls), Sanitino
- 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, Toyota Tsusho
- 11 IAC
- 12 Bombardier
- 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt
- 14 Amazon
- 15 TI Automotive, Streit
- 16 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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