







- 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.

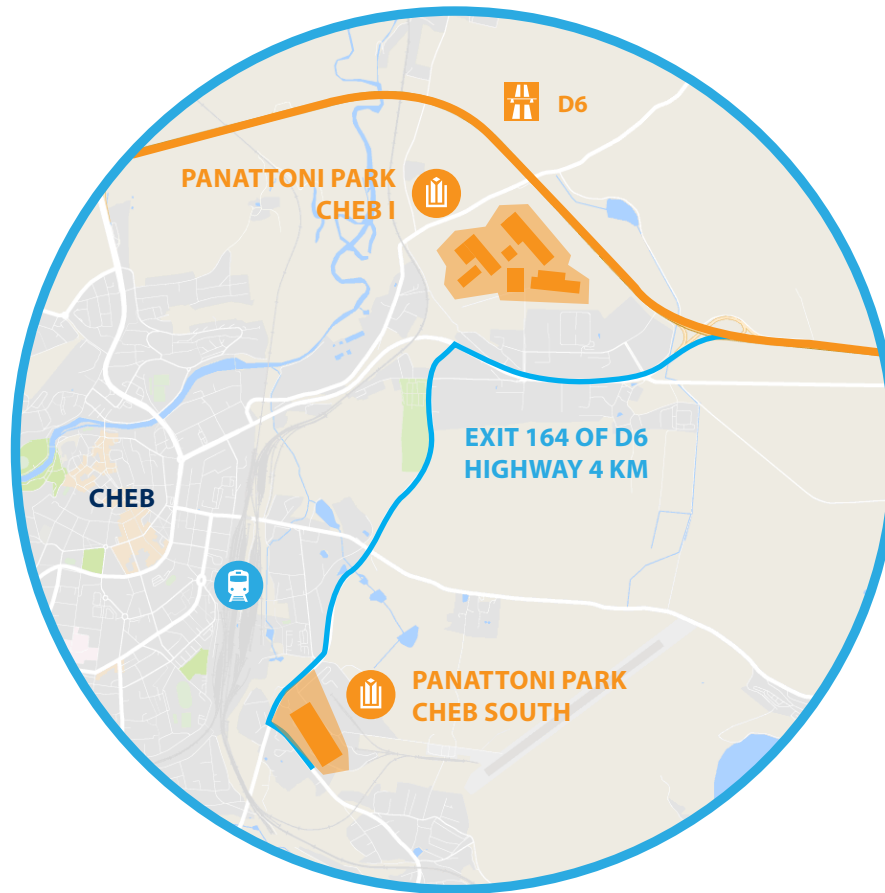
**Sokolov** (29 km, 20 min)  
**Karlovy Vary** (40 km, 30 min)  
**Pilsen** (111 km, 2 hrs 20 min)  
**Ústí nad Labem** (165 km, 2 hrs 5 min)  
**Prague** (173 km, 2 hrs 30 min)



# PERFECT ACCESS FROM EXIT 169, 164

GREAT VISIBILITY FROM D6 EXPRESSWAY

 PANATTONI



## Key distances

- Cheb city (3 km, 11 min)
- German borders (14.3 km, 15 min)
- 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)
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## Public Transportation

Railway connections from Chomutov, Marktredwitz

Bus connections from city of Cheb and nearby suburbs operated on daily basis



# TECHNICAL STANDARD SPECIFICATION

## SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30 cm 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, 18 cm 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 with insulated PVC profiles

## DOCKS

- 1x electrically operated 3 x 3.2 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 3.5 x 4.2 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, 2x220 V 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
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, brushes, and trees

# DEVELOPMENT CONCEPT

**TOTAL BUILT-UP AREA** 99 400 sq m

**BUILDING A** 27 376 sq m

**BUILDING B** 39 500 sq m

**BUILDING C** 32 500 sq m

## WAREHOUSE

10 m and 12 m available

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 5 t/sq m

## OFFICE PREMISES

Clear height 2.7 m

Light intensity 500 lux

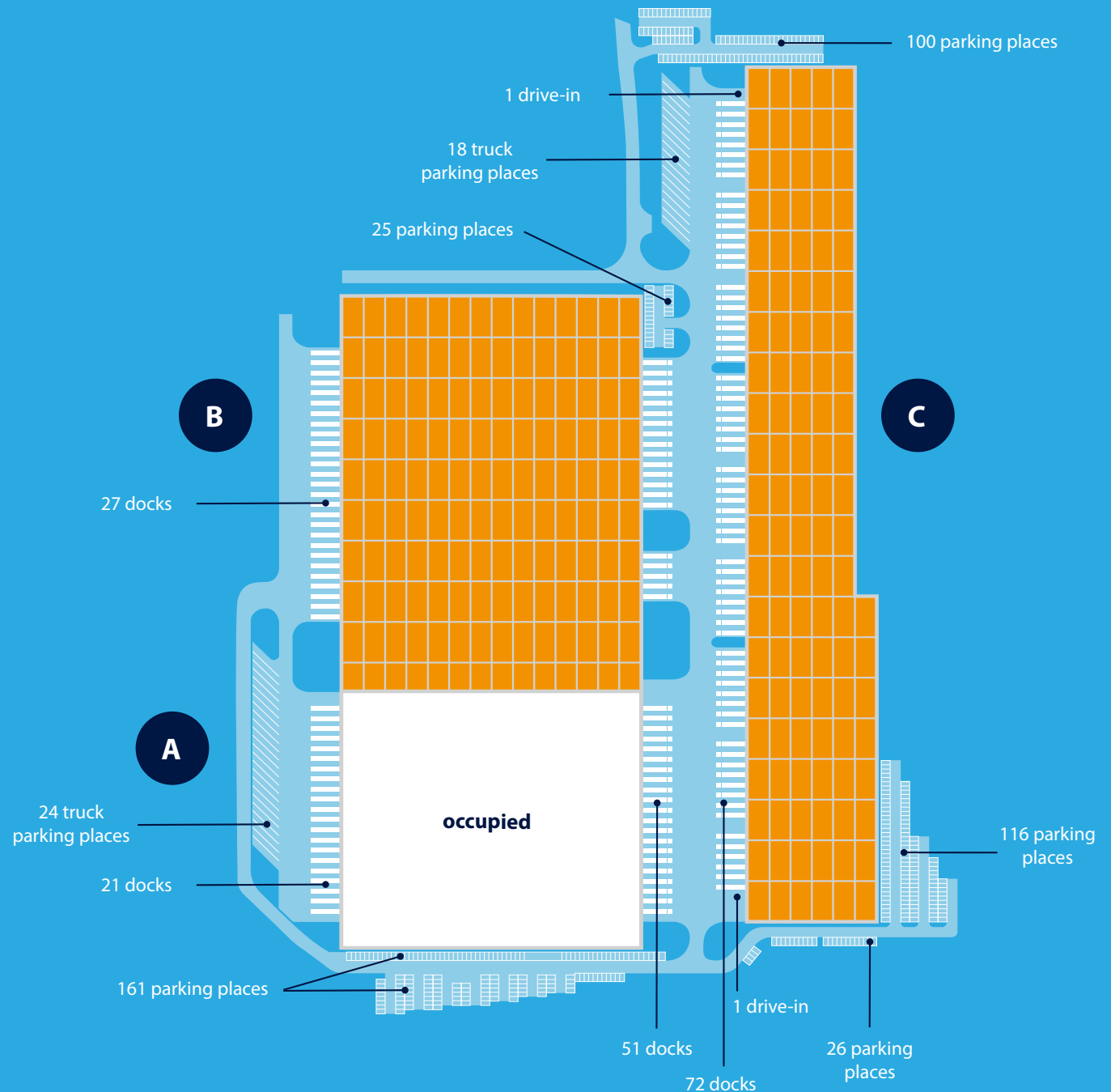
Built to suit solutiont

## 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 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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