





# PANATTONI PARK PRAGUE AIRPORT II



Germany (165 km, 2 hrs)  
Karlovy Vary (107 km, 75 min)

Prague ring road (11 km, 10 min)  
Václav Havel Airport Prague (17 km, 15 min)



- Park Prague Airport II offers more than 18 000 sq m of potential development space suitable for logistics and production activities
- Located in Pavlov municipality, Prague West, just 7 km 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 11 km 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)

pedestrian path  
4 min on foot



**Pavlov**

train station and bus stop  
link from Prague city centre and Kladno



park entrance



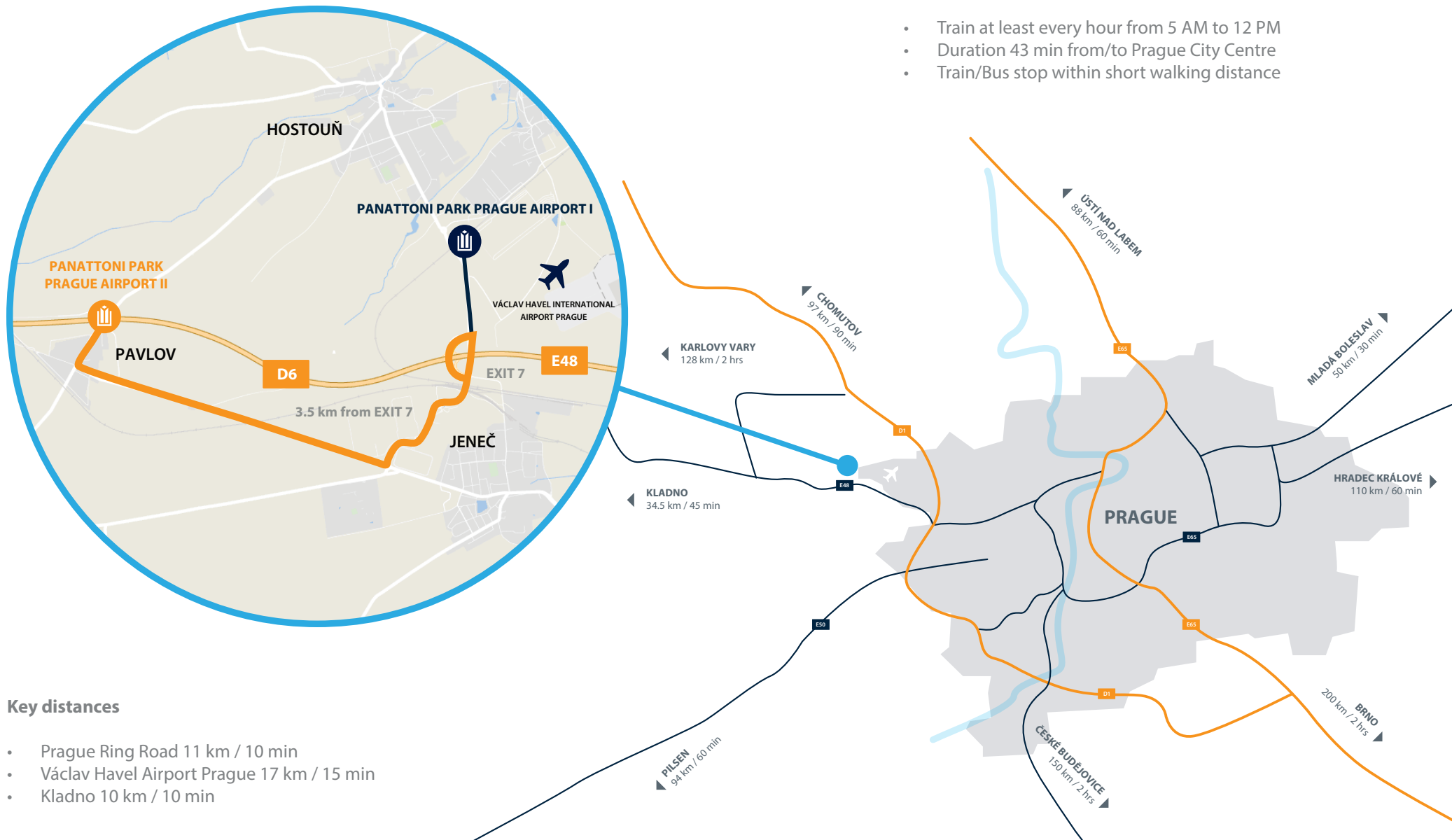
# PANATTONI PARK PRAGUE AIRPORT II

PERFECT ACCESS FROM D6 MOTORWAY



## Public Transportation

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





# PANATTONI PARK PRAGUE AIRPORT II

## 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

## DEVELOPMENT CONCEPT



## PROJECT

## Property Disposition

**Total Built-up area** 139,266 sq m

Building L1	8,032 sq m
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Building L2	45,488 sq m
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Building L3	47,200 sq m
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Building F1	11,146 sq m
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Building F2	2,000 sq m
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Building F3	15,800 sq m
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**Building F4 – AVAILABLE      9,600 sq m**

- 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%
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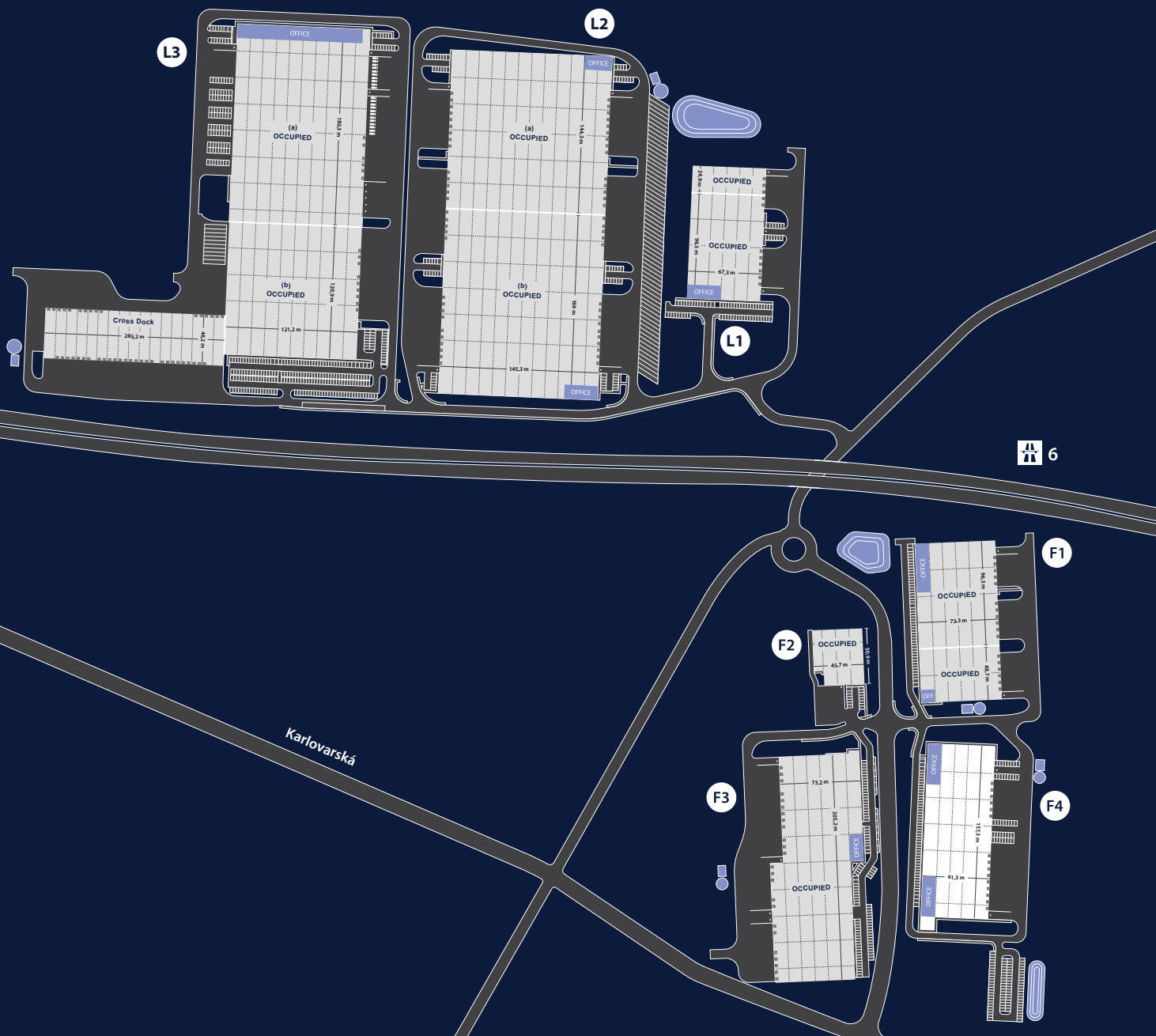
Floor loading 5t/sq m

## OFFICES

Clear height	2.7 m
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Light intensity 500 lux

## Built to suit solution





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## 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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