

NÝŘANY

EXIT 93

D5

ALUTECH

FAURECIA

TROST

SONY DADC

MAURICE WARD

IAC

D

- Park Pilsen West offers more than 20 000 m<sup>2</sup> of potential development space suitable for logistics and production activities
- Located in Nýřany, just 10 km from the border of Pilsen, regional city with 188 000 residents
- Excellent and easy access to motorway D5 connecting the Czech Republic and Germany (exit 93)
- Qualified labor force available due to the close proximity of Pilsen city with Technical university
- Historically industrial region with strong tradition mainly in mechanical engineering
- On-site shuttle bus available
- Container terminal just 4 km from the park

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S



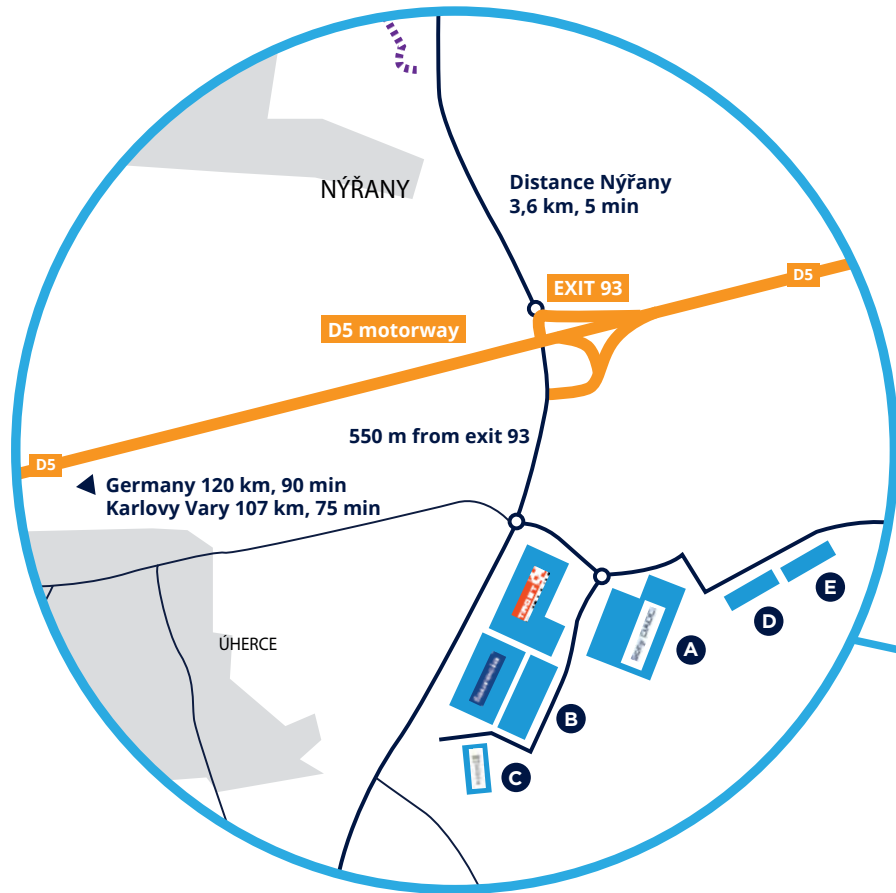
Germany (55 km, 35 min)  
Karlovy Vary (107 km, 75 min)

Pilsen (10 km, 11 min)  
Prague (90 km, 60 min)



# PERFECT ACCESS FROM EXIT 93

## GREAT VISIBILITY FROM D5 MOTORWAY

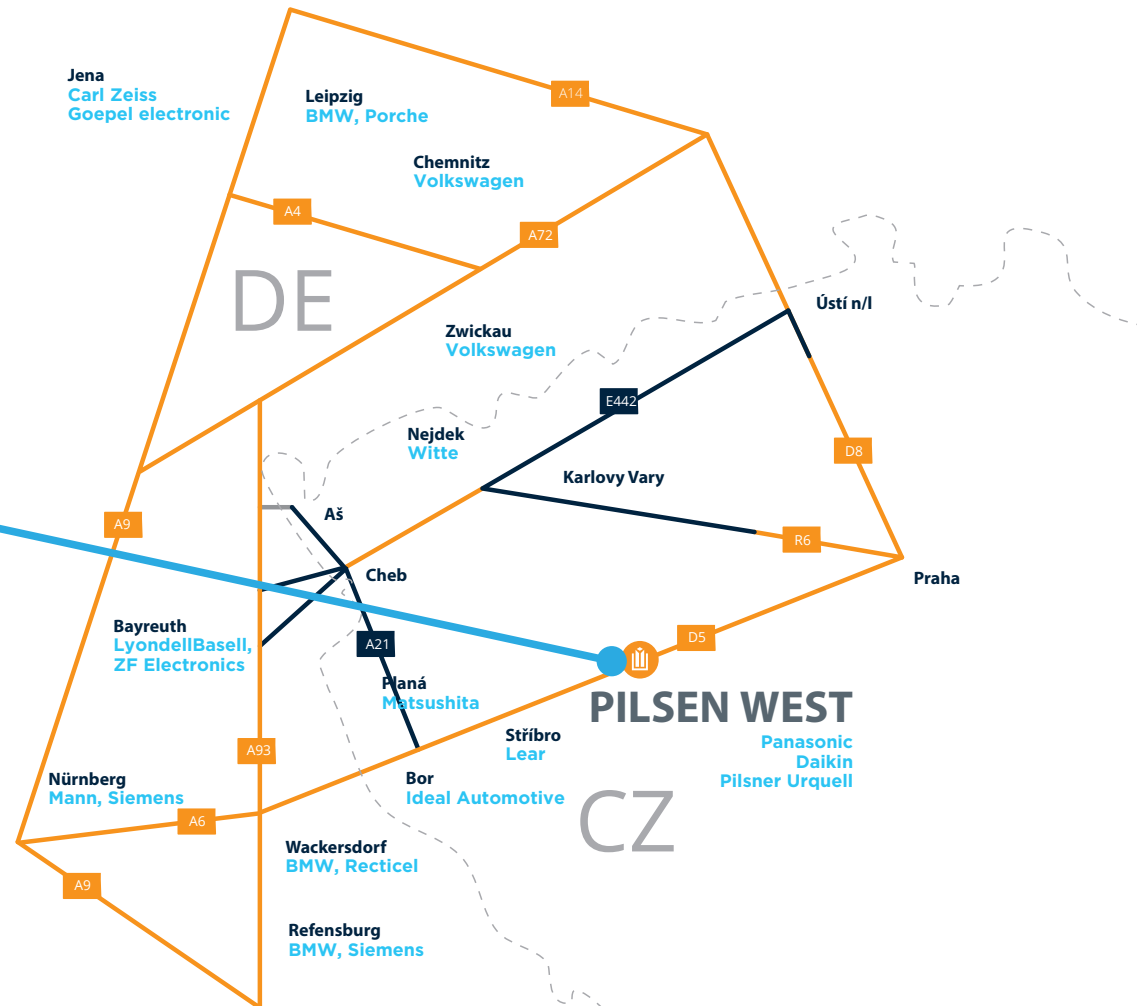


### Key distances

- Prague centrum - 90 km / 60 min
- Pilsen - 10 km / 11 min
- Karlovy Vary - 107 km / 75 min
- Germany - 55 km / 35 min

### Public Transportation

- Regular train connections from suburb Nýřany
- Shuttle bus organized for tenant's employees



# 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

## Property Disposition

Total Built-up area 28 930 sqm

**Building D** 15 765 sqm

**Building E** 13 416 sqm

## SUSTAINABILITY TRENDS

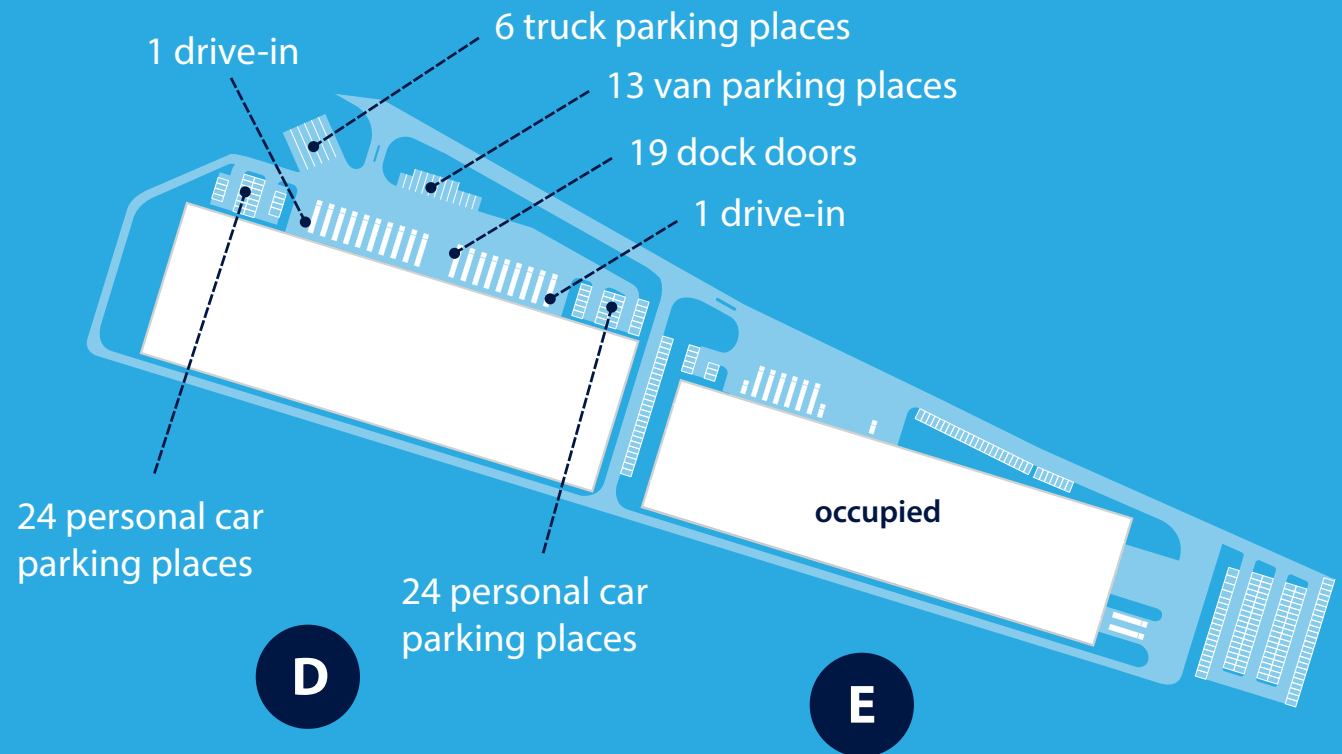
LED lighting  
BREEAM Very Good certified

## WAREHOUSE

Column grid 12 m x 24 m  
Min. unit 5 000 sqm  
Light intensity in the hall 200 lux  
Skylights min 2%  
Floor loading 5t/sqm  
Large Truck Yards

## OFFICE PREMISES

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





**PANATTONI PARKS**

**BUILT - TO - SUIT AND CLIENTS**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain</li> <li>2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma</li> <li>3 Yanfeng (Johnson Controls)</li> <li>4 Alpha Corporation (Assa Abloy)</li> <li>5 Simoldes Plasticos</li> <li>6 HP Tronic</li> <li>7 Saint Gobain Sekurit, Raben Group</li> <li>8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech</li> </ul> | <ul style="list-style-type: none"> <li>9 DHL, BWI, Tchibo</li> <li>10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivoire</li> <li>11 IAC</li> <li>12 Bombardier</li> <li>13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt</li> <li>14 TI Automotive, Streit</li> <li>15 Lear Corporation</li> </ul> |
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**CZECH REPUBLIC**  
**Panattoni Europe**

Slovanský dům,  
Na Příkopě 859/22  
110 00 Prague 1  
Czech Republic

cinfo@panattoni.com  
Tel: +420 225 341 321  
www.panattoni.cz  
www.panattonieurope.com/cz

**SLOVAKIA**  
**Panattoni Europe**

Palisády 55  
811 06 Bratislava  
Slovakia

skinfo@panattoni.com  
Tel: +421 2 3231 0560  
www.panattoni.com  
www.panattonieurope.com/sk