





# PANATTONI PARK CHOMUTOV NORTH



JIRKOV

Chomutov (7 km, 8 min)

Pilsen (104 km, 100 min)

Chemnitz (75 km, 60 min)

Karlovy Vary (63 km, 50 min)

- Strategically located close to the city of Jirkov (1 km), city of Chomutov (7 km), city of Most (15 km) and German borders (30 km)
- Located close to the exit and highway D7
- Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany
- Units available under one roof with possible expansion
- Suitable for logistics, warehousing and production operations
- Availability of skilled labour force due to the area's large population base, long industrial tradition and high unemployment

OCCUPIED

OCCUPIED

Bus stop

Prague (115 km, 90 min)

Most (18 km, 17 min)

Ústí nad Labem (60 km, 50 min)

Dresden (110 km, 90 min)

E442

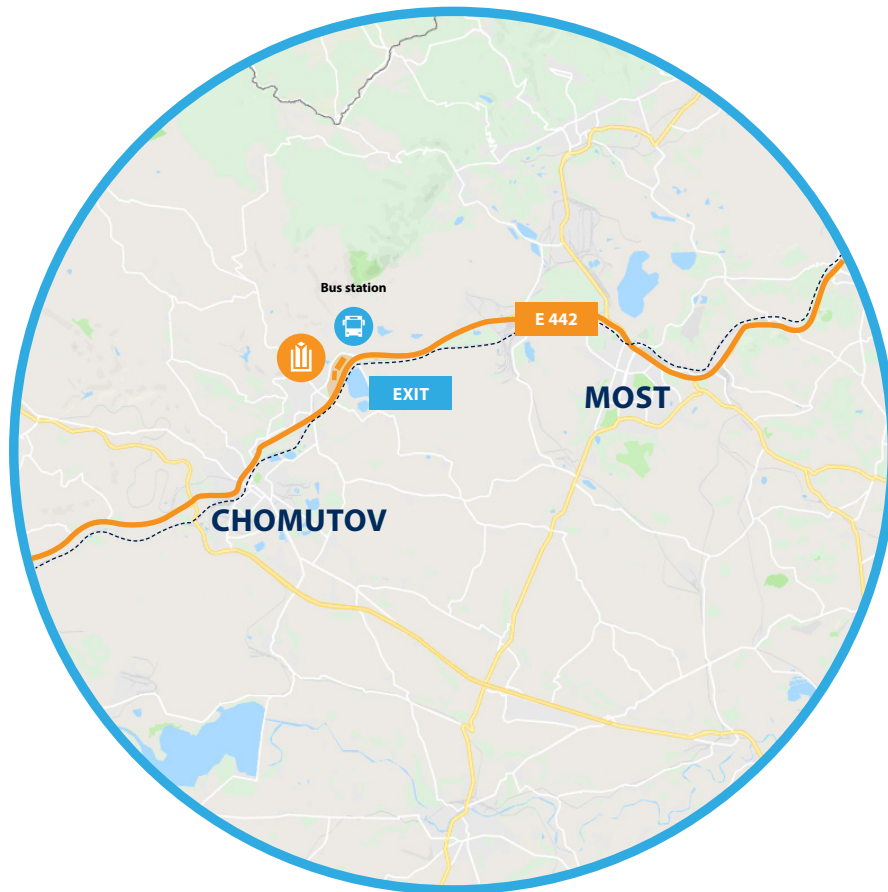


EXIT



# PANATTONI PARK CHOMUTOV NORTH

GREAT VISIBILITY FROM E442 MOTORWAY

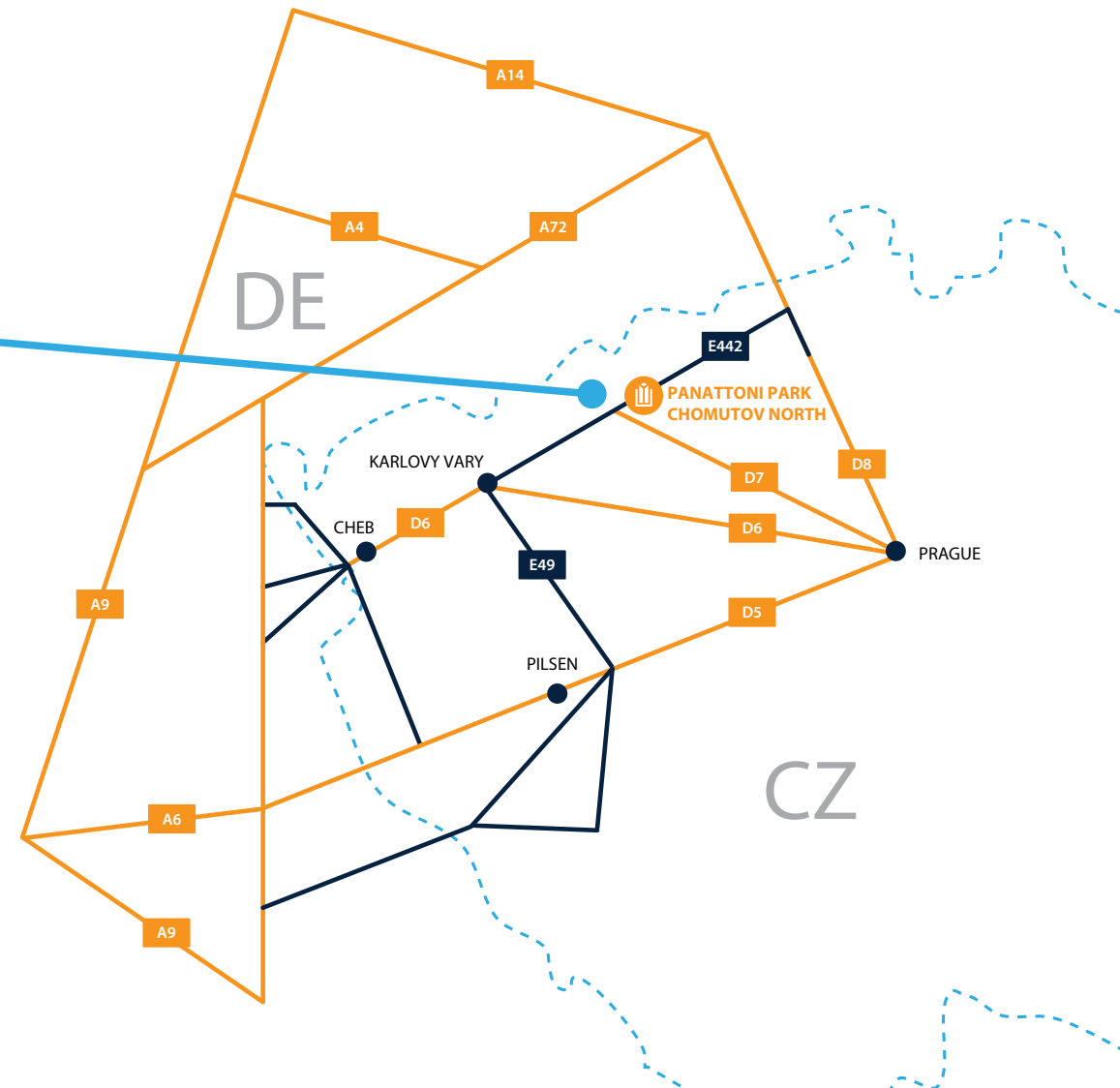


## Key distances

- Chomutov 7 km / 8 min
- Most 18 km / 17 min
- Teplice 40 km / 40 min
- Ústí nad Labem 60 km / 50 min
- Karlovy Vary 63 km / 50 min
- Prague 115 km / 90 min
- Pilsen 104 km / 100 min
- Chemnitz (GER) 70 km / 70 min
- Dresden (GER) 110 km / 90 min
- Hof (GER) 156 km / 2 hrs

## Bus connections

- Regular bus connection between the Vysoká pec bus station and city of Chomutov



# PANATTONI PARK CHOMUTOV NORTH

## 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

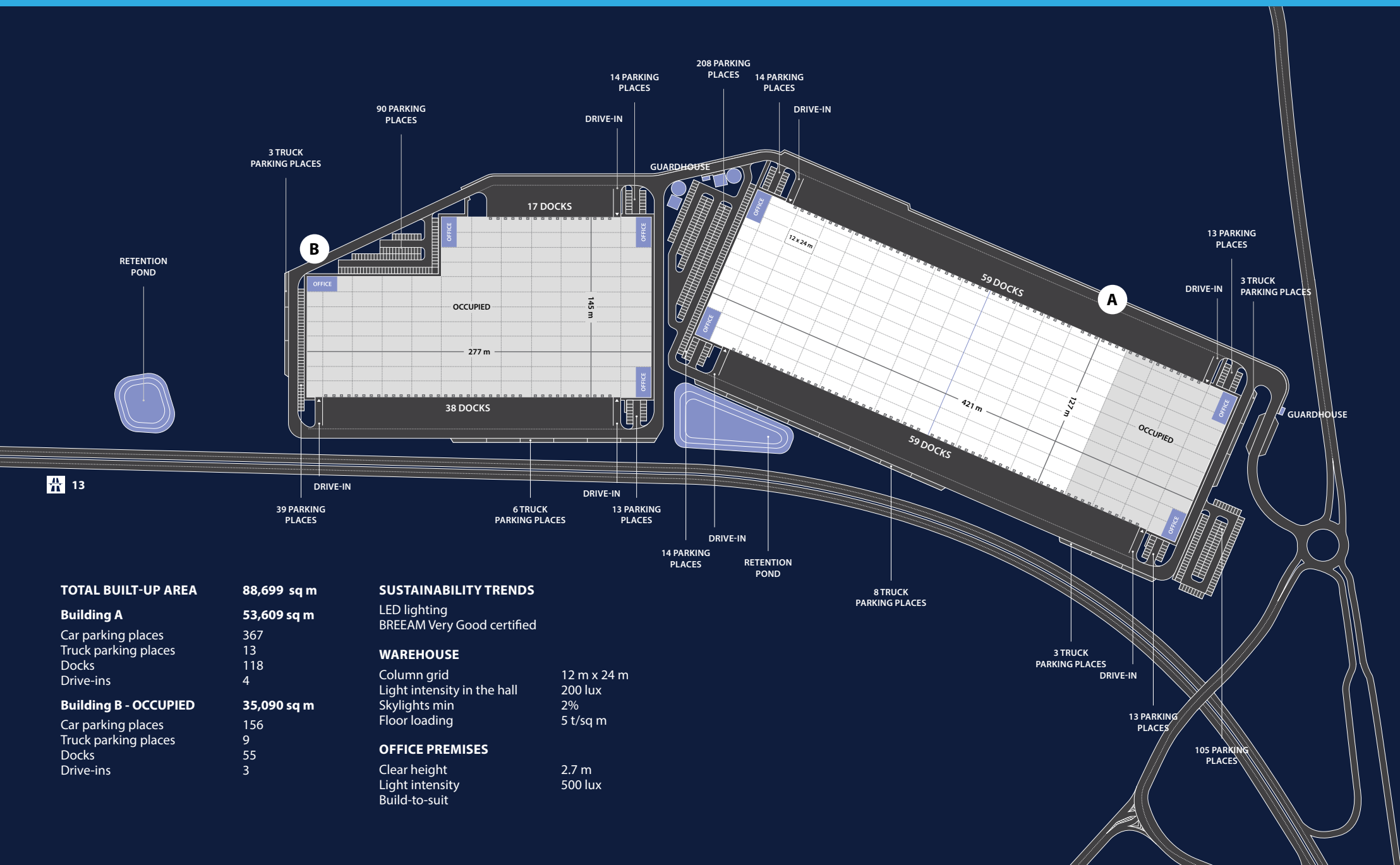
- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic 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 CHOMUTOV NORTH

## DEVELOPMENT CONCEPT



### TOTAL BUILT-UP AREA

88,699 sq m

#### Building A

53,609 sq m

Car parking places  
Truck parking places  
Docks  
Drive-ins

367  
13  
118  
4

#### Building B - OCCUPIED

35,090 sq m

Car parking places  
Truck parking places  
Docks  
Drive-ins

156  
9  
55  
3

### SUSTAINABILITY TRENDS

LED lighting  
BREEAM Very Good certified

#### WAREHOUSE

Column grid  
Light intensity in the hall  
Skylights min  
Floor loading

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

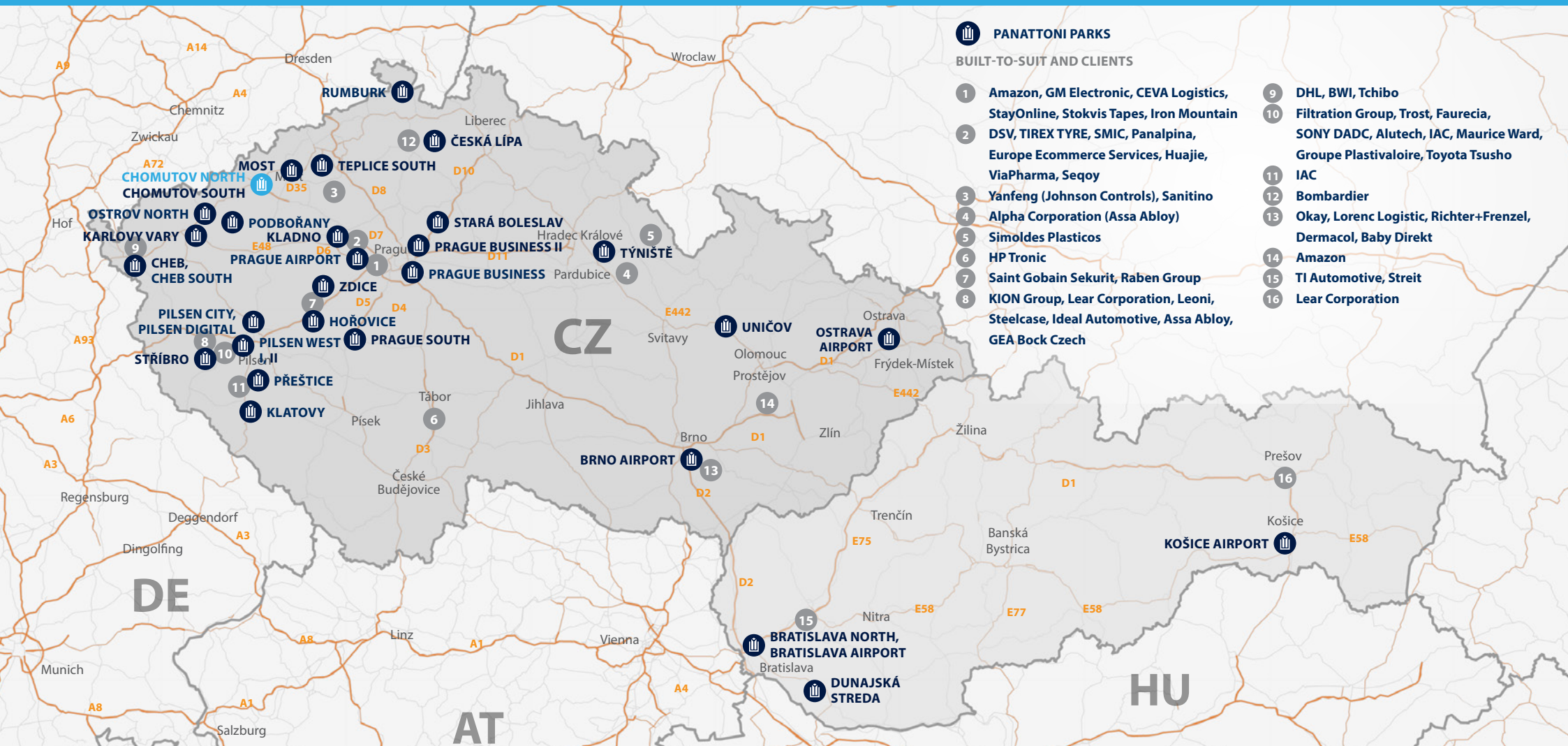
#### OFFICE PREMISES

Clear height  
Light intensity  
Build-to-suit

2.7 m  
500 lux



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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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