





# PANATTONI PARK CHOMUTOV SOUTH

Karlovy Vary (65 km, 60 min)

Chomutov City (7 km, 10 min)  
German border (27 km, 25 min)



D7

EXIT 75

CHOMUTOV

C

A

- Strategically located close to the city of Chomutov (7 km), city of Teplice (45 km) and German borders (27 km)
- Located between the exit 70 and 75
- Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany
- The connection between Chomutov, Nezabylice and Údlice is provided by bus lines. Bus stop is close to the site
- Availability of skilled labour force due to the area's large population base, long industrial tradition and high unemployment



Prague (100 km, 80 min)

Teplice (45 km, 35 min)  
Ústí nad Labem (70 km, 60 min)



# PANATTONI PARK CHOMUTOV SOUTH

PERFECT ACCESS FROM EXIT 70. GREAT VISIBILITY FROM D7 HIGHWAY



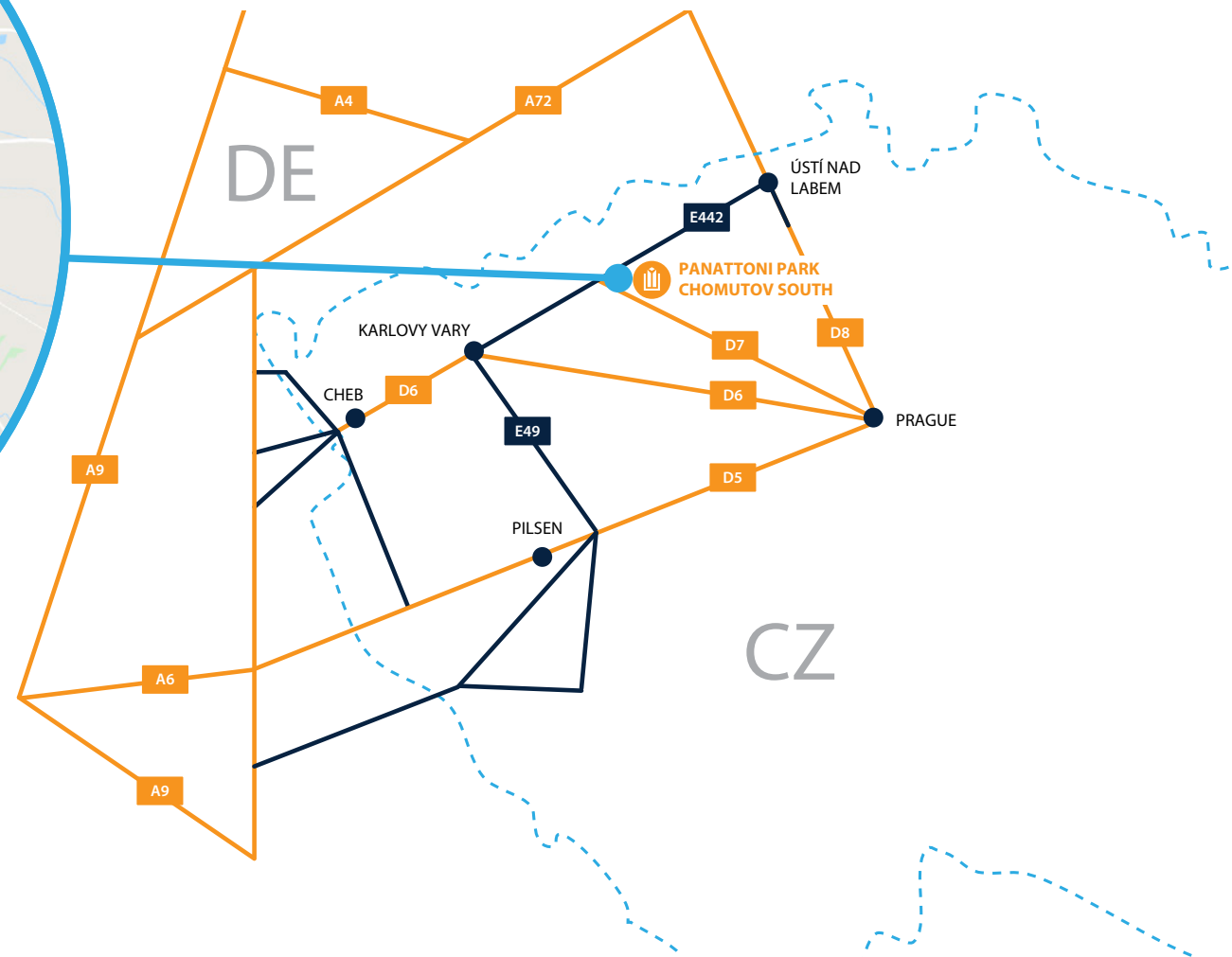
## Bus connections

- Regular bus connection between the Nezabylice, Údlice bus stop and city of Chomutov



## Key distances

- Teplice 45 km / 35 minutes
- Chomutov city 7 km / 10 minutes
- German border 27 km / 25 minutes
- Karlovy Vary 65 km / 60 minutes
- Ústí nad Labem 70 km / 60 minutes
- Prague 100 km / 80 minutes



# PANATTONI PARK CHOMUTOV 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 CHOMUTOV SOUTH

## DEVELOPMENT CONCEPT

### TOTAL BUILT-UP AREA

66,198 sq m

#### Building A

25,539 sq m

Car parking places 347  
Truck parking places 15  
Docks 44  
Drive-ins 4  
Clear height 12.5 m

#### Building C

40,659 sq m

Car parking places 212  
Truck parking places 6  
Docks 38  
Drive-ins 2  
Clear height 10 m

### SUSTAINABILITY TRENDS

LED lighting  
BREEAM certified

### WAREHOUSE

Column grid 12 m x 24 m  
Light intensity in the hall 200 lux  
Skylights min 2%  
Floor loading 5 t/sq m

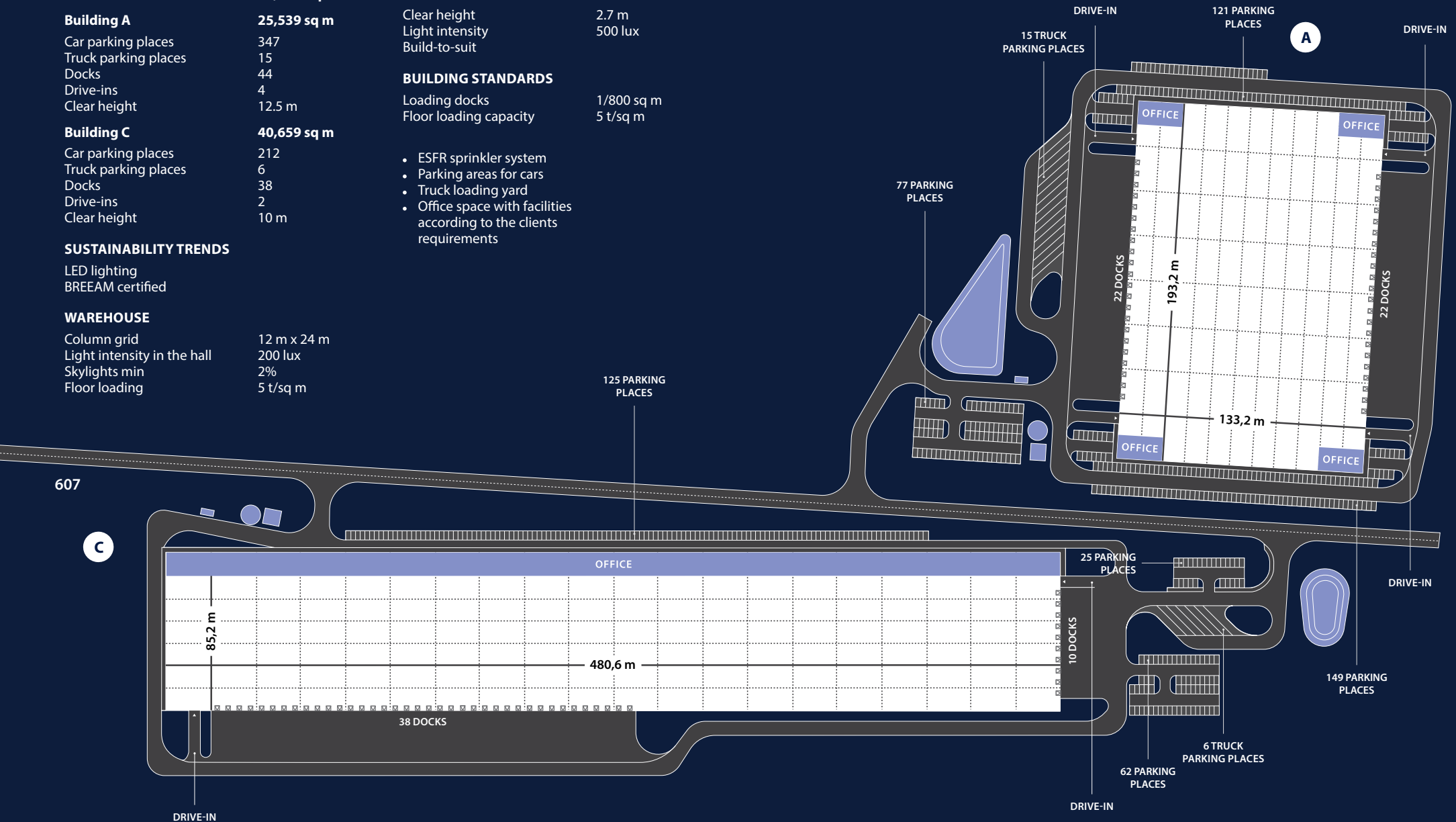
### OFFICE PREMISES

Clear height 2.7 m  
Light intensity 500 lux  
Build-to-suit

### BUILDING STANDARDS

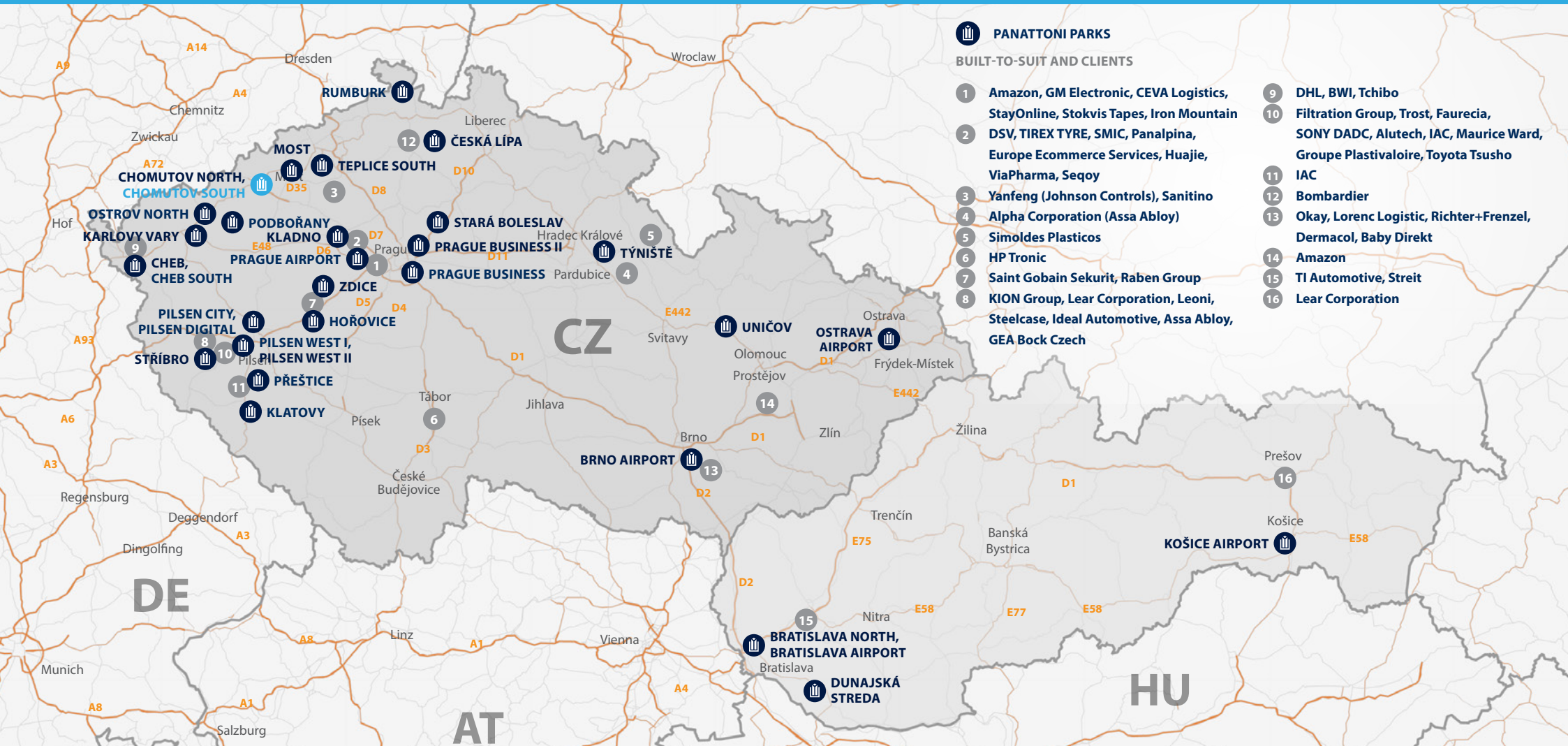
Loading docks 1/800 sq m  
Floor loading capacity 5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements





# PANATTONI PARK CHOMUTOV SOUTH



## 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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