



P3 LOVOSICE

Terežínská
41002
Lovosice
Czech Republic



COMMERCIAL CONTACT
Sean-Jason Valta
720 943 877
Sean.Valta@p3parks.com

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For current information please contact Sean-Jason Valta.

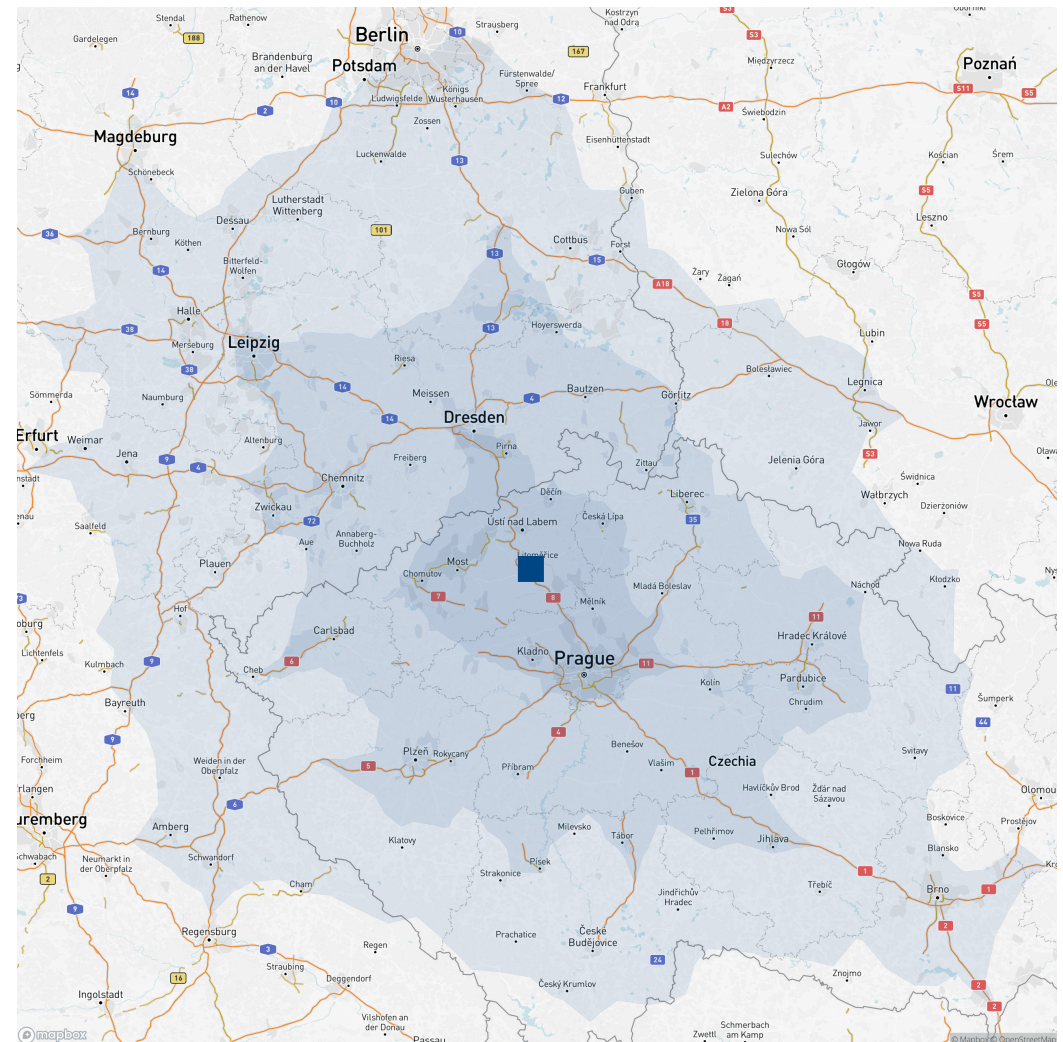
ABOUT THE PARK

P3 Lovosice is strategically located in northern part of the country, close to Germany and only 30 minutes drive from Prague, with access to the motorway, international railway container hub and port on Labe (Elbe) river. It is situated close to exit 45 on the D8 motorway connecting Prague (45 km) – Dresden (85 km) – Leipzig (190 km). The location is also well accessible by public transport - bus, train.

- **Ústí nad Labem** 22 mins (28.6 km)
- **Praha** 51 mins (67.2 km)
- **Liberec** 1 hour 31 mins (97.3 km)



**GET
DIRECTIONS**

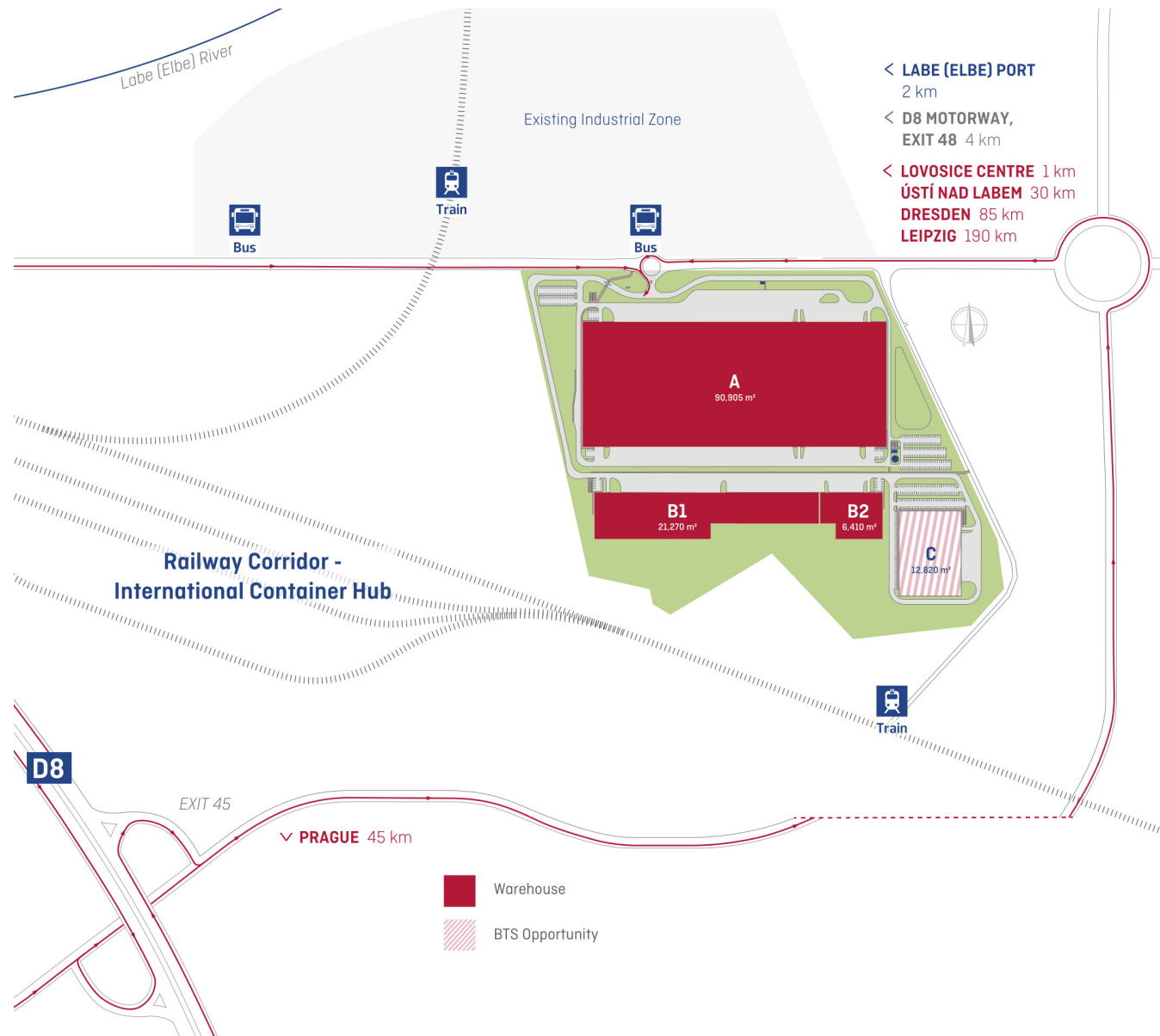


Truck Driving Time: 0 - 1 hours 1 - 2 hours 2 - 3 hours



TECHNICAL SPECIFICATIONS

- ◆ Located in a region with an available labour force
- ◆ Build-to-Suit logistic and light manufacturing facilities with a delivery time of 6 months
- ◆ 300 m from the "Lovosice závod" railway station, 200 m from the closest bus stop
- ◆ Units from 1,500 m² to large warehousing up to 90,000 m²
- ◆ Flexible office layout with air conditioning
- ◆ Minimum of one loading dock with dock leveler per 800 m² of warehouse space
- ◆ Sprinkler system, infra-heating
- ◆ Clear height of warehouse space: 10 m
- ◆ Possible cross-docking
- ◆ Truck yard: 30 m
- ◆ Column grid structure: 24x12 m
- ◆ Floor loading capacity: 5t/m²





COMMERCIAL OPPORTUNITY

0 m²

Available space - warehouse

16,660 m²

Available space - development

0 m²

Available space - office

135,419 m²

Total space in this park

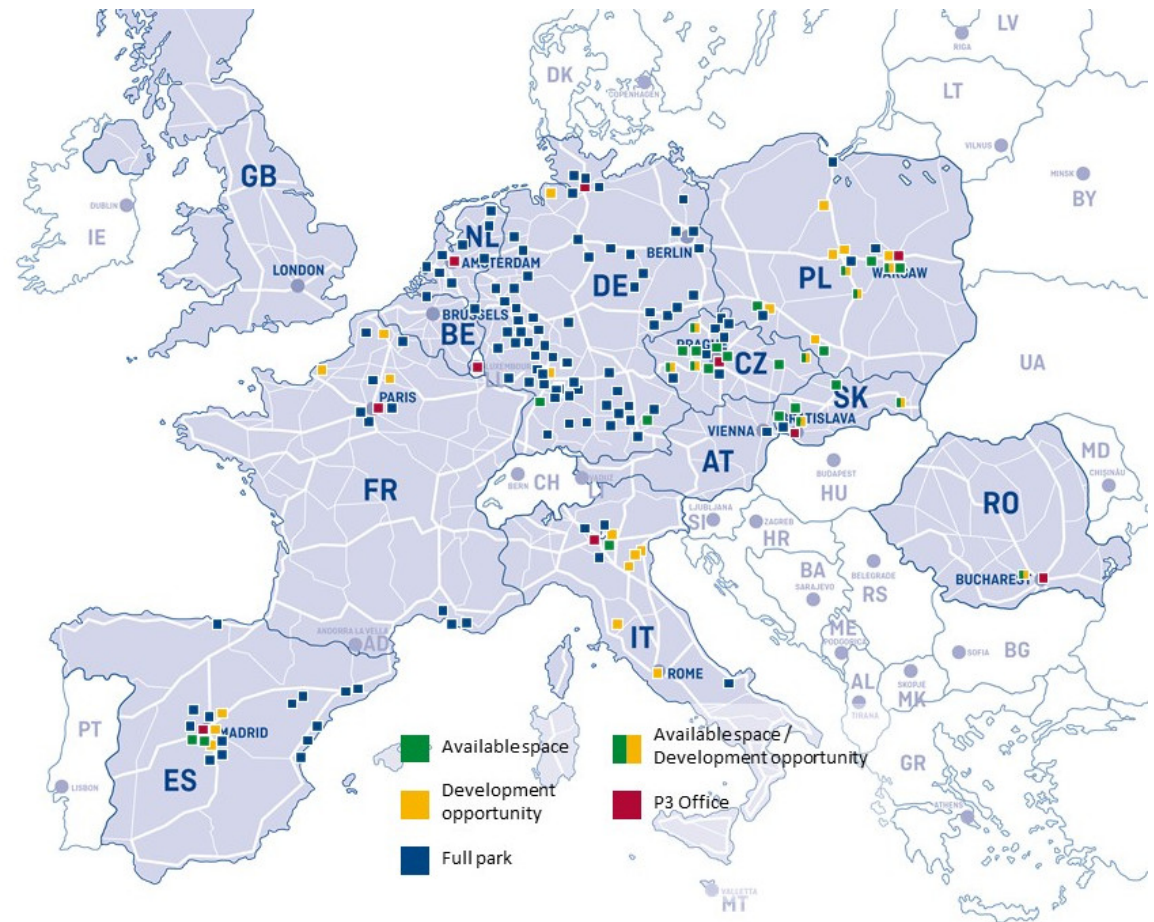
BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE OFFICE SPACE	TOTAL SPACE
A	0	0	90,905
B1	0	0	14,948
B2	0	0	6,488
B3	0	0	6,418
C	0	0	16,660
A2			



ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² for further development. P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit www.p3parks.com

Where to find us?



7,6 mil. m²

Gross Lettable Area

1,9 mil. m²

Landbank for
development

98%

Occupancy

11

Countries

470

Customers

P3 LOGISTIC PARKS S.R.O.

Na Florenci 2116/15
110 00 Prague 1
Czech Republic

+420 225 987 400
czech@p3parks.com
www.p3parks.com



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GET AN OFFER

