

HOME FOR
YOUR BUSINESS



P3 BÍLINA



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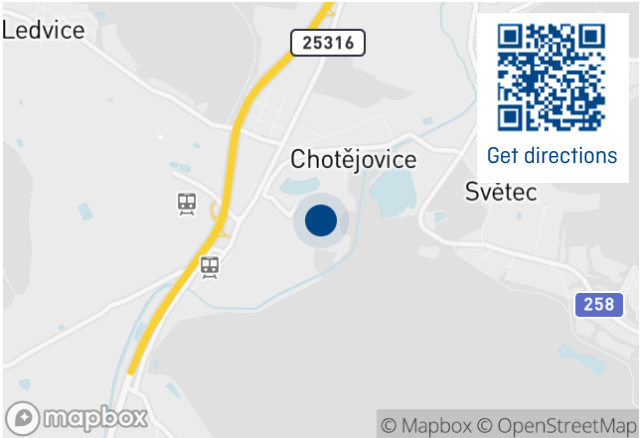
OVERVIEW

The site near Teplice, in the Ústí nad Labem region, is strategically located in one of the most industrially developed areas of the Czech Republic, near the German border.

It offers direct access to key transport corridors, including motorways D7 and D8, connecting Prague, Dresden, and other major Central European cities.

The region is home to a strong base of industrial and logistics companies, especially in the energy, chemical, and manufacturing sectors, supported by a well-established infrastructure and skilled workforce. Its proximity to a major power plant ensures a reliable energy supply, making it ideal for high-demand operations.

The surrounding area offers a mix of industrial tradition and ongoing development, with access to regional services, technical education facilities, and a labor market experienced in production and logistics. This location is perfectly positioned for businesses seeking efficient cross-border reach and long-term operational stability in a dynamic economic zone.



0 m²

DEVELOPMENT OPPORTUNITY

D8	16 mins	16 km
E442	2 mins	1 km
Teplice	10 mins	7 km
Ústí nad Labem	30 mins	35 km
2 P3 Biliňa		
Prague	1 hour 10 mins	85 km

38,884 m²

AVAILABLE SPACE

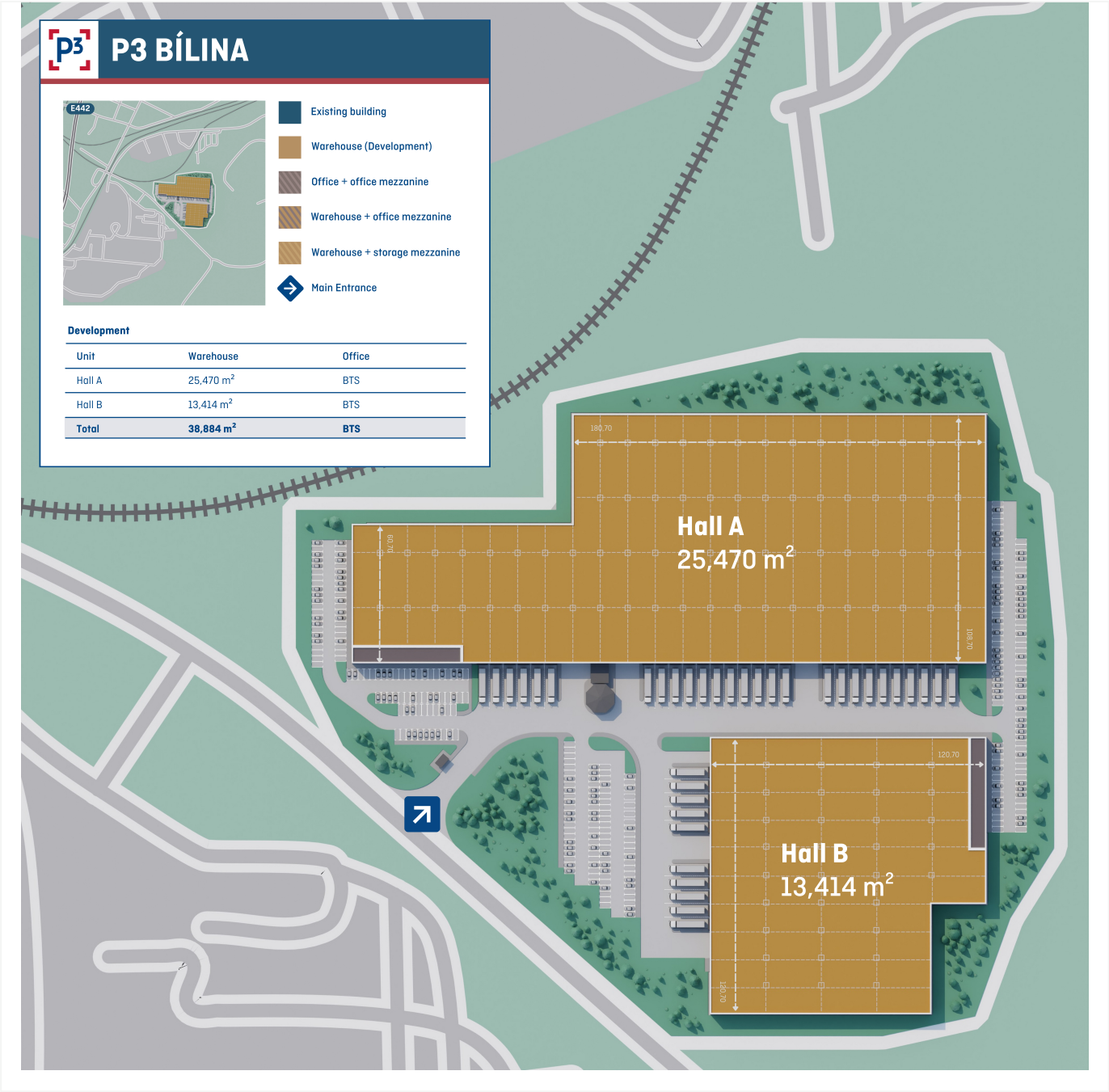
0 m²

AVAILABLE OFFICE SPACE

AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
Hall A	0 m ²	25,470 m ²	m ²
Hall B	0 m ²	13,414 m ²	m ²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

- Strategic location near Teplice, close to D7 and D8 highways and the German border
- Class A+ buildings suitable for logistics and light manufacturing
- Two halls totaling 38,900 m² of warehouse space with flexible office options
- Build-to-Suit solutions adaptable to tenant requirements
- Clear height up to 12 m and floor load capacity of 5 t/m² (single rack foot 7 t)
- 36 loading docks and 10 drive-ins for ground access
- BREEAM Excellent certified sustainable design with 3500 kWp renewables capacity
- LED lighting with DALI, intelligent energy management and EV



ABOUT P3

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 280 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

11

COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS



SPACE TO CREATE

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COUNTRY OFFICE



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