

HOME FOR  
YOUR BUSINESS



# P3 BÍLINA



## COMMERCIAL CONTACT

Aleš Zacha  
+420 602 243 939  
[ales.zacha@p3parks.com](mailto:ales.zacha@p3parks.com)

Generated: 22.10.2025  
All information in this document is valid on this date.  
For current information please contact Aleš Zacha.

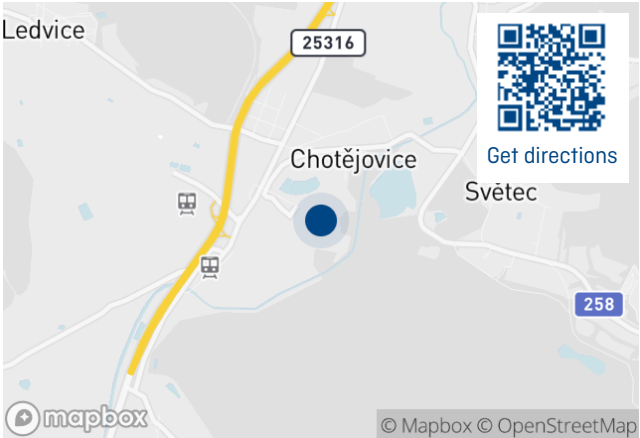
OVERVIEW

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 m<sup>2</sup>

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 m<sup>2</sup>

AVAILABLE SPACE

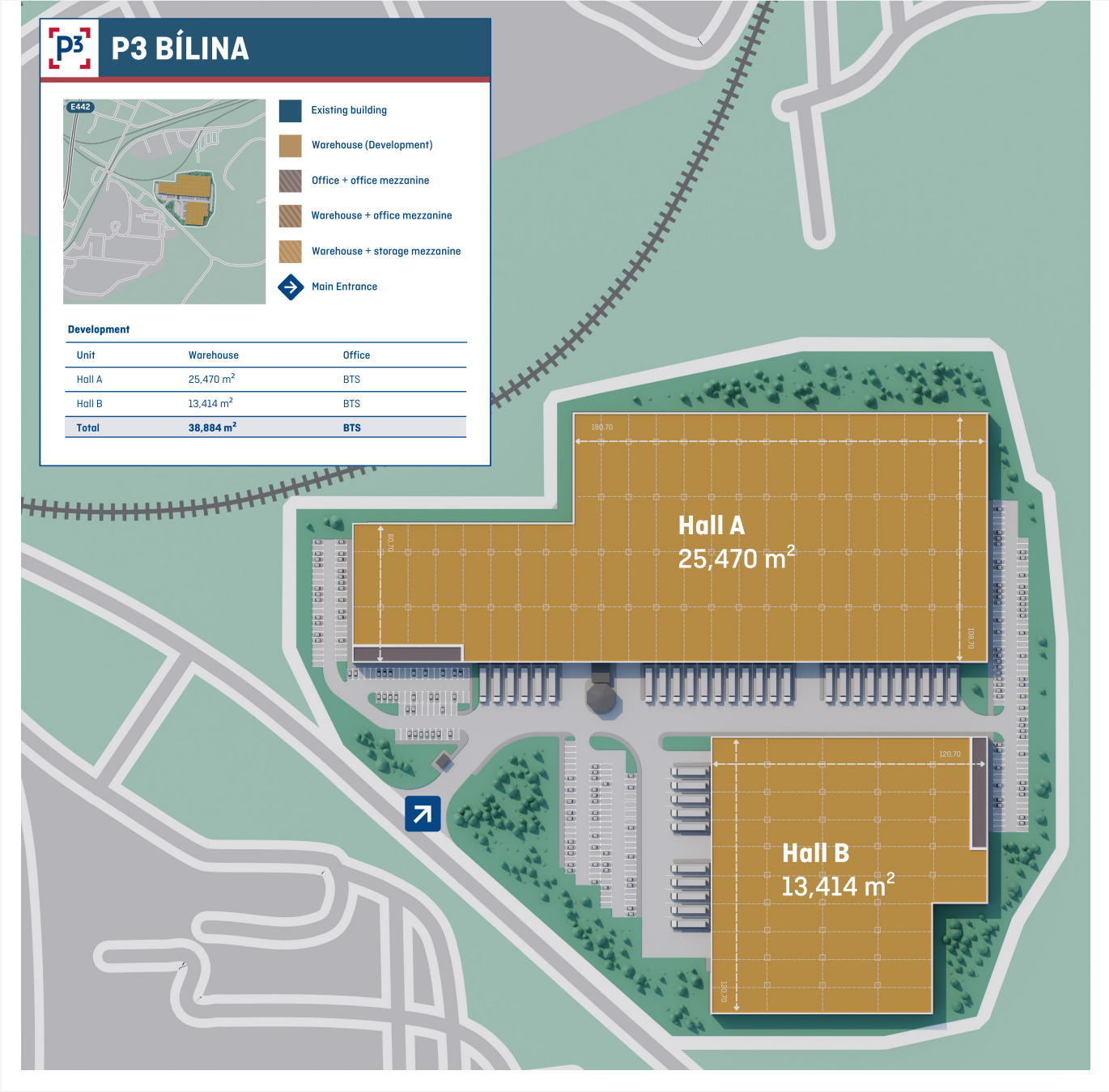
0 m<sup>2</sup>

AVAILABLE OFFICE SPACE

AVAILABLE SPACE

| Building | Available development space | Available warehouse space | Available office space |
|----------|-----------------------------|---------------------------|------------------------|
| Hall A   | 0 m <sup>2</sup>            | 25 470 m <sup>2</sup>     | m <sup>2</sup>         |
| Hall B   | 0 m <sup>2</sup>            | 13 414 m <sup>2</sup>     | m <sup>2</sup>         |

- 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 m<sup>2</sup> 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/m<sup>2</sup> (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 est un investisseur à long terme, un gestionnaire et un développeur de propriétés d'entrepôts européens avec plus de 7,1 millions de m<sup>2</sup> d'actifs sous gestion et une réserve foncière de 1,6 millions de m<sup>2</sup> pour un développement futur. P3 a des activités commerciales dans 11 pays et investit et développe les marchés européens depuis près de deux décennies. Basé à Prague, P3 emploie plus de 280 personnes dans 11 bureaux situés dans les principales villes européennes, offrant des services intégrés de développement, d'actifs et de gestion immobilière. Pour plus d'informations sur P3, veuillez consulter le site [www.p3parks.com](http://www.p3parks.com).

Où nous trouver ?



# 7,6 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

COUNTRIES

# 1,9 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS

OWNER  
DEVELOPER



BUSINESS MODEL

INVESTOR  
MANAGER

# SPACE TO CREATE

## COMMERCIAL CONTACT



Aleš Zacha  
ales.zacha@p3parks.com  
+420 602 243 939

## COUNTRY OFFICE



P3 Logistic Parks s.r.o.  
Na Florenci 2116/15  
110 00 Praha 1, Česká republika  
czech@p3parks.com

P3Parks.com

