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# P3 BÍLINA



## COMMERCIAL CONTACT

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Generated: 22.10.2025  
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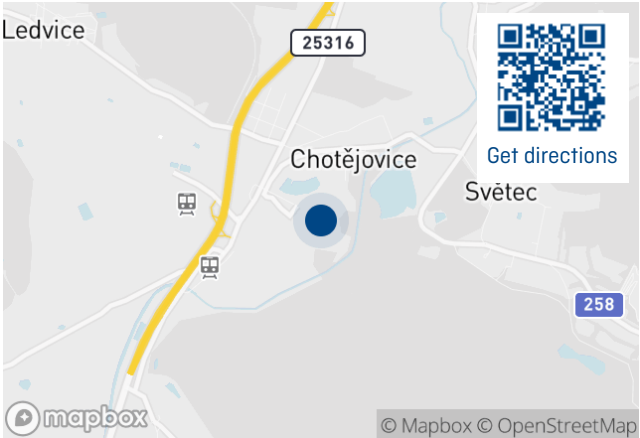
OVERVIEW

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 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 Bílina    |                |       |
| Prague         | 1 hour 10 mins | 85 km |

38.884 m<sup>2</sup>

AVAILABLE SPACE

0 m<sup>2</sup>

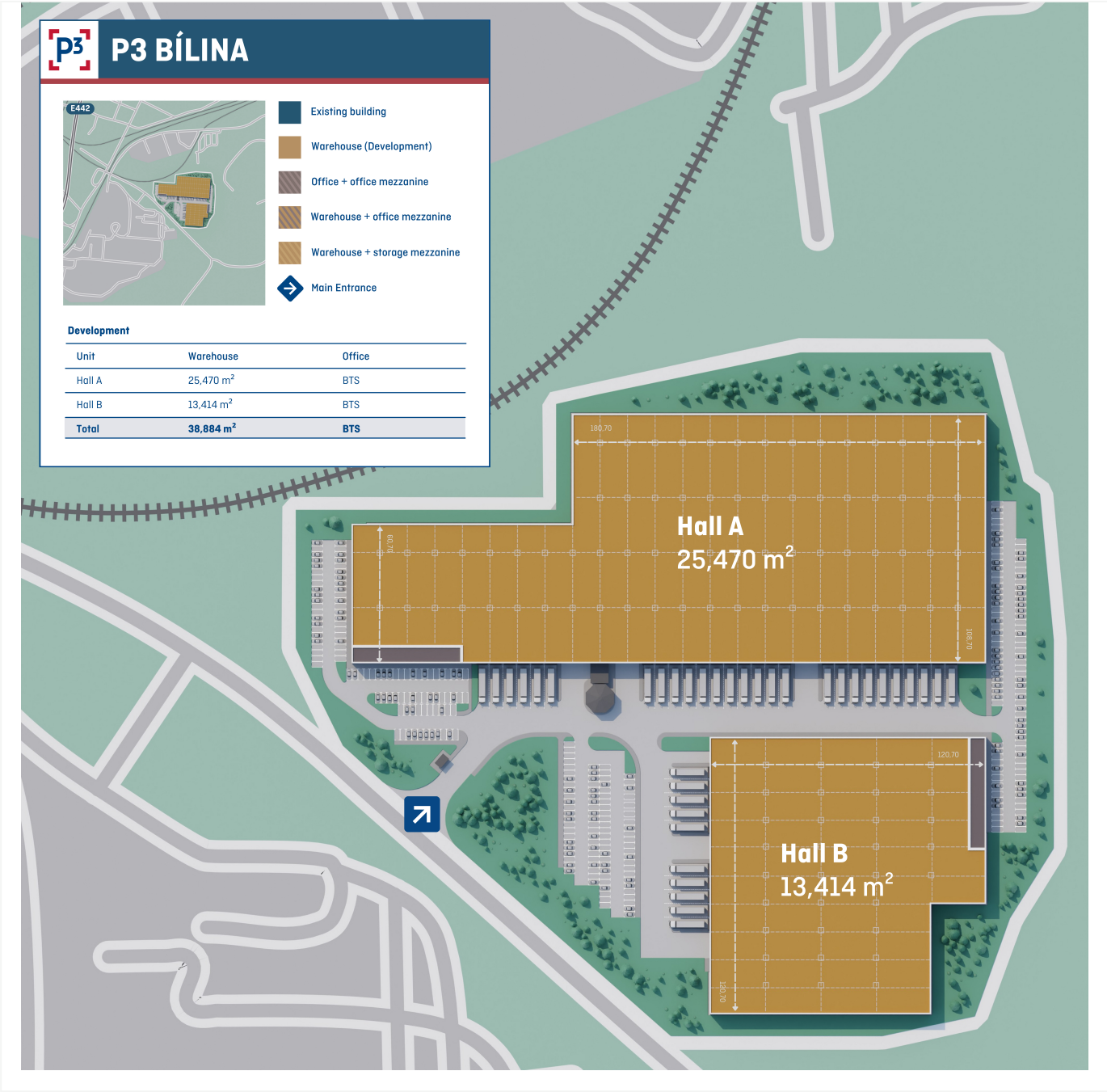
AVAILABLE OFFICE SPACE



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 este un investitor pe termen lung, administrator și dezvoltator de depozite, cu peste 7,6 milioane de m<sup>2</sup> de active în administrare în Europa și cu o disponibilitate de terenuri de 1,9 milioane de m<sup>2</sup> pentru dezvoltare ulterioară. P3 are activități comerciale în 12 țări și investește și dezvoltă pe piețele europene de aproape două decenii. Cu sediul central în Praga, P3 are peste 250 de angajați în 12 birouri din principalele orașe europene, oferind servicii integrate de dezvoltare, gestionare a activelor și a proprietăților. Pentru mai multe informații despre P3, vă rugăm să vizitați [www.p3parks.com](http://www.p3parks.com)

Unde ne puteți găsi?



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

GROSS LETTABLE AREA

# 11

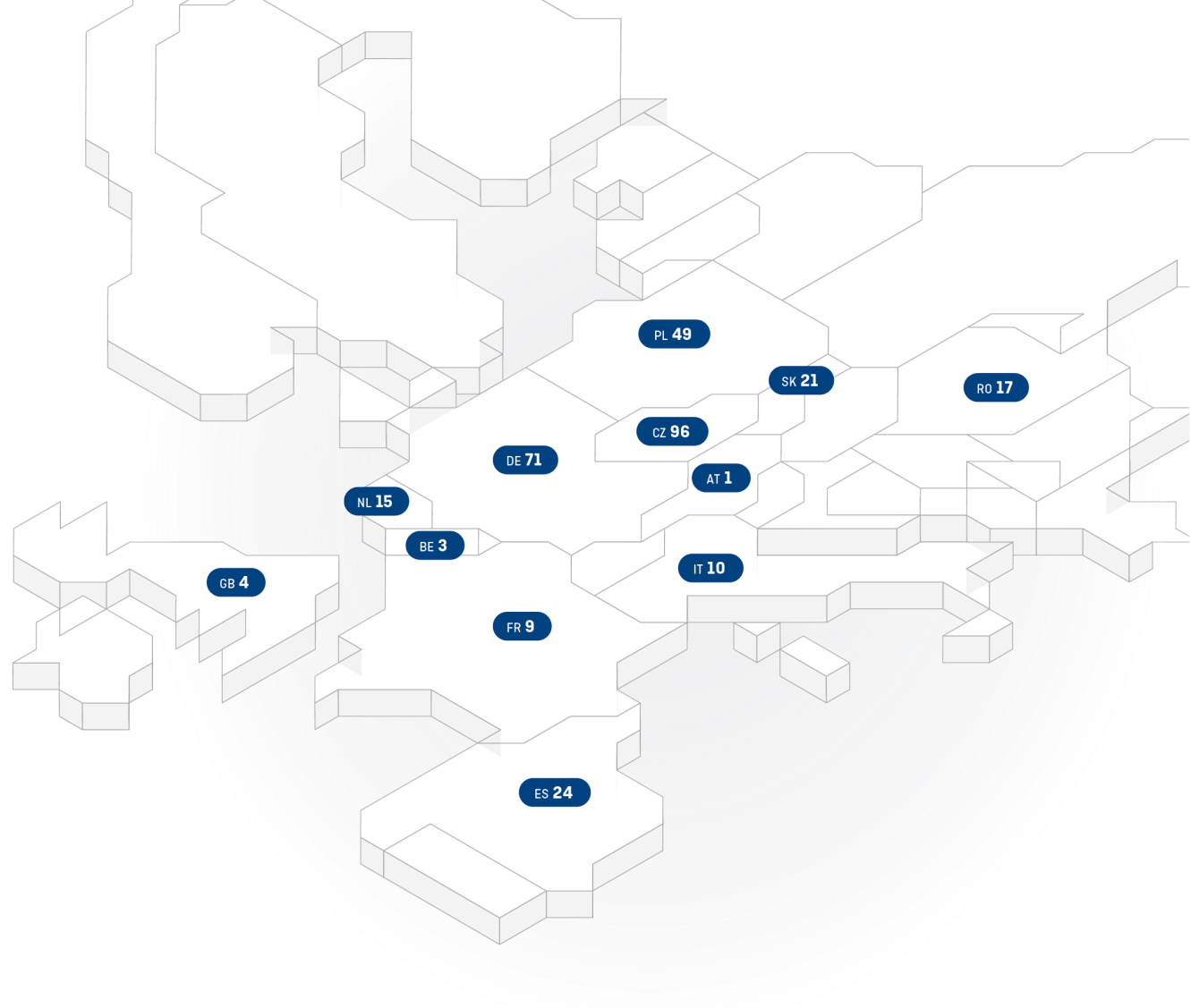
COUNTRIES

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

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS



# SPACE TO CREATE

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## COUNTRY OFFICE



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