

HOME FOR
YOUR BUSINESS



P3 LOVOSICE

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OVERVIEW

P3 Lovosice is strategically located in northern part of the country, close to Germany and only 50 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.

0 m²

DEVELOPMENT OPPORTUNITY

20,810 m²

AVAILABLE SPACE

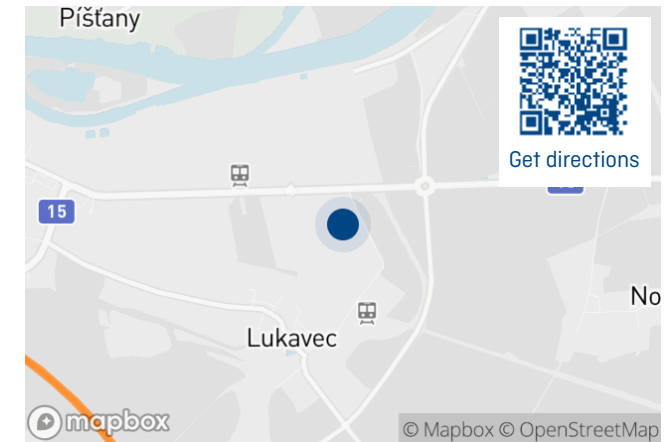
656 m²

AVAILABLE OFFICE SPACE

Ústí nad Labem 22 mins (28.6 km)

Praha 51 mins (67.2 km)

Liberec 1 hour 31 mins (97.3 km)



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
B1	0 m ²	20,810 m ²	656 m ²
B3	0 m ²	0 m ²	0 m ²
C	0 m ²	0 m ²	0 m ²
A	0 m ²	0 m ²	0 m ²
A2	0 m ²	0 m ²	0 m ²
B2	0 m ²	0 m ²	0 m ²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

- 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

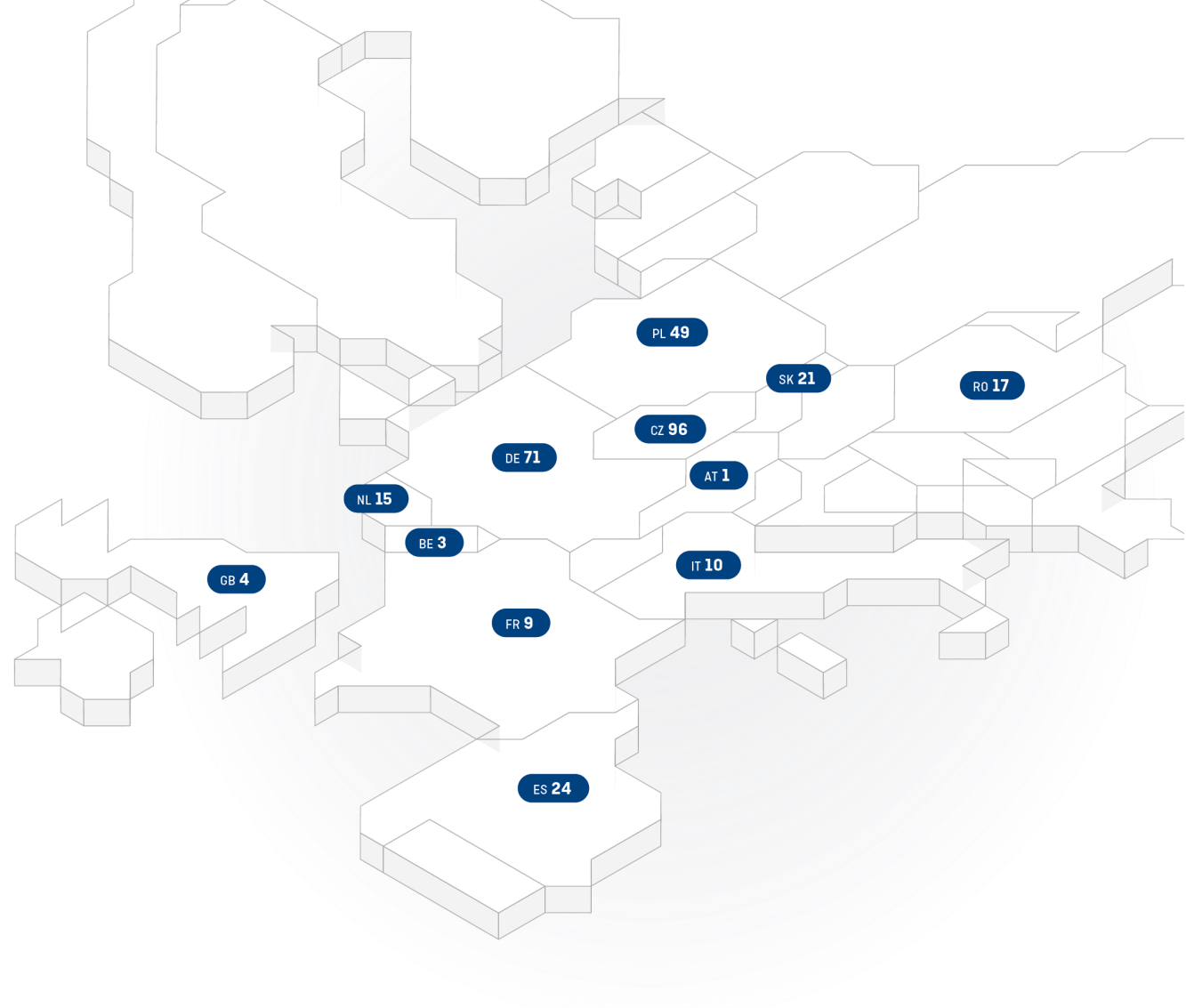


ABOUT P3

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 12 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 12 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

470

CUSTOMERS



SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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