



P3 LOVOSICE

Terezínská
41002
Lovosice
Czech Republic



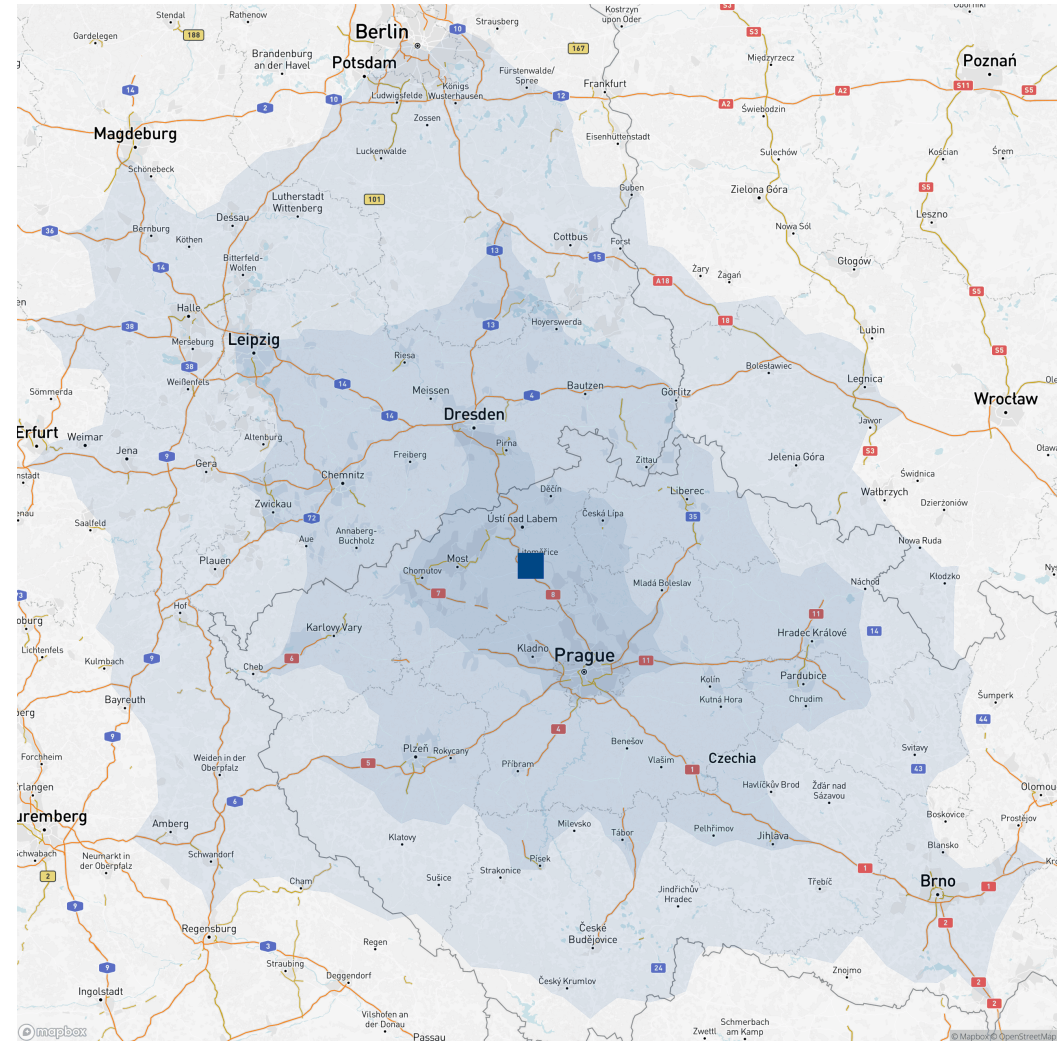
COMMERCIAL CONTACT
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All information in this document is valid on this date.
For current information please contact Sean-Jason Valta.

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.

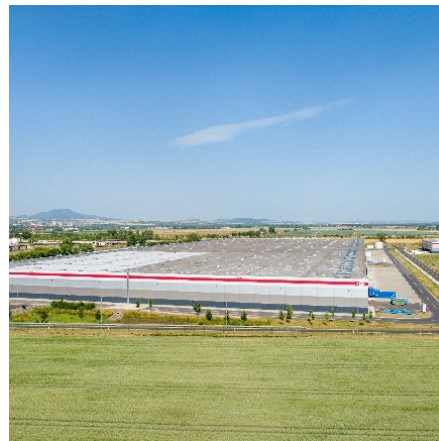
- ▶ Ústí nad Labem 22 mins (28.6 km)
- ▶ Praha 51 mins (67.2 km)
- ▶ Liberec 1 hour 31 mins (97.3 km)



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

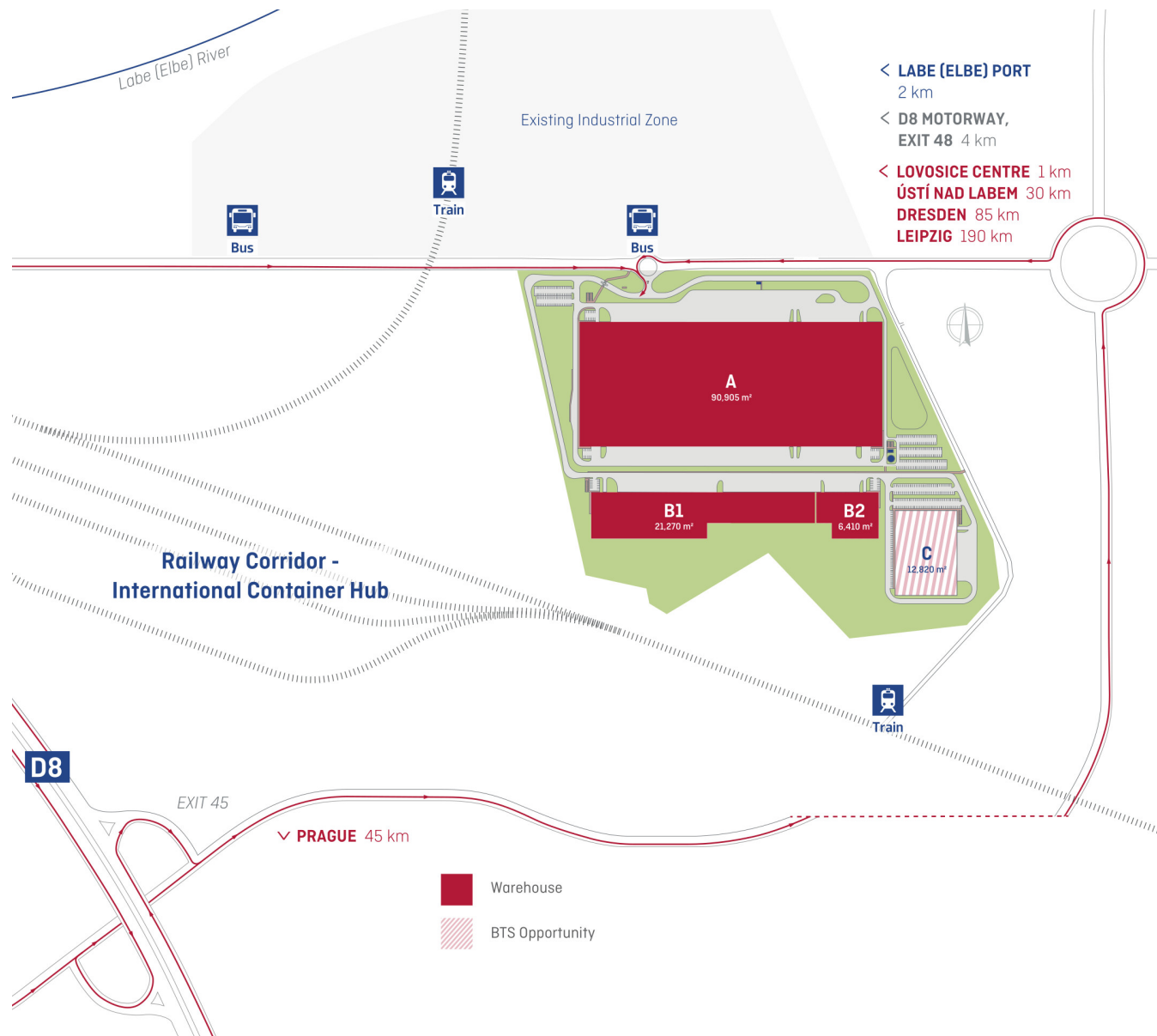


GET DIRECTIONS



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

6,248 m²

Available space - warehouse

16,660 m²

Available space - development

315 m²

Available space - office

135,419 m²

Total space in this park

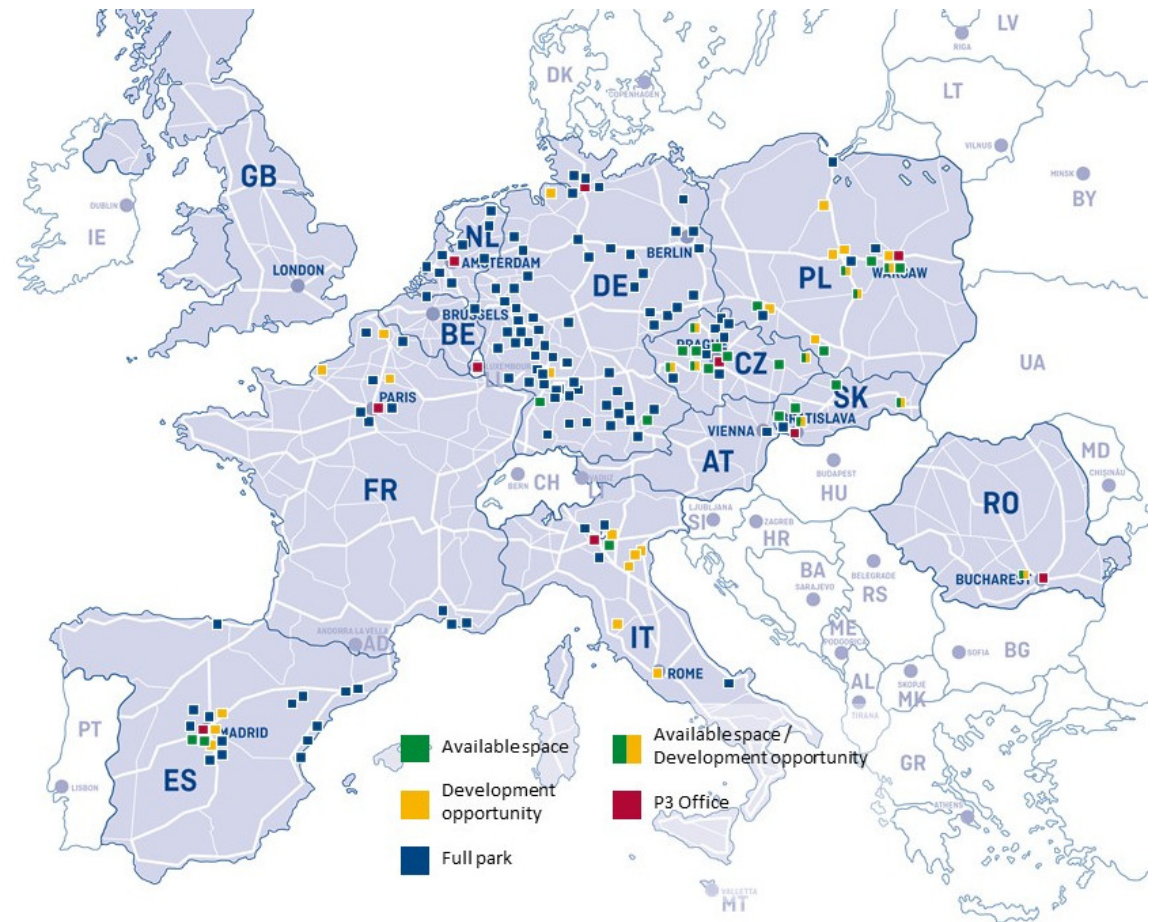
BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE DEVELOPMENT	AVAILABLE OFFICE SPACE	TOTAL SPACE
B1	6,248	0	315	14,948
A	0	0	0	90,905
B2	0	0	0	6,488
B3	0	0	0	6,418
C	0	16,660	0	16,660
A2		0		



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



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GET AN OFFER