

HOME FOR
YOUR BUSINESS



P3 LOVOSICE CARGO

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Generated: 04.6.2025
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OVERVIEW

P3 Lovosice Cargo is strategically located in the northern part of the country, close to Germany and only a 50-minute drive from Prague, with access to the motorway, international railway container hub and port on Labe (Elbe) river. It is situated close to exit 48 on the D8 motorway connecting Prague (48 km) - Dresden (85 km) - Leipzig (190 km). The park consists of one building which is now fully occupied by a long-term customer.

0 m²

DEVELOPMENT OPPORTUNITY

0 m²

AVAILABLE SPACE

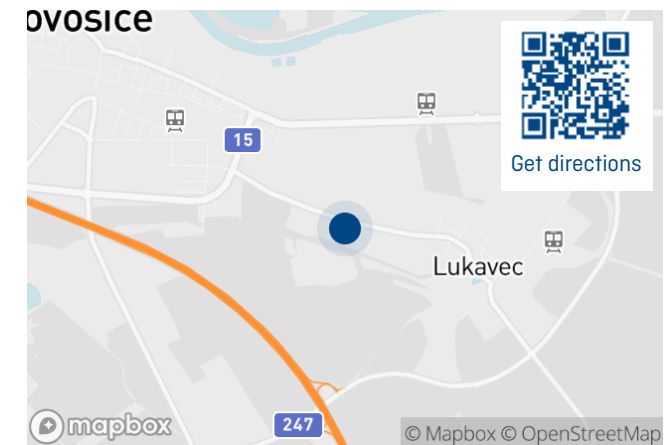
0 m²

AVAILABLE OFFICE SPACE

Ústí nad Labem 20 mins (27.5 km)

Praha 50 mins (66.3 km)

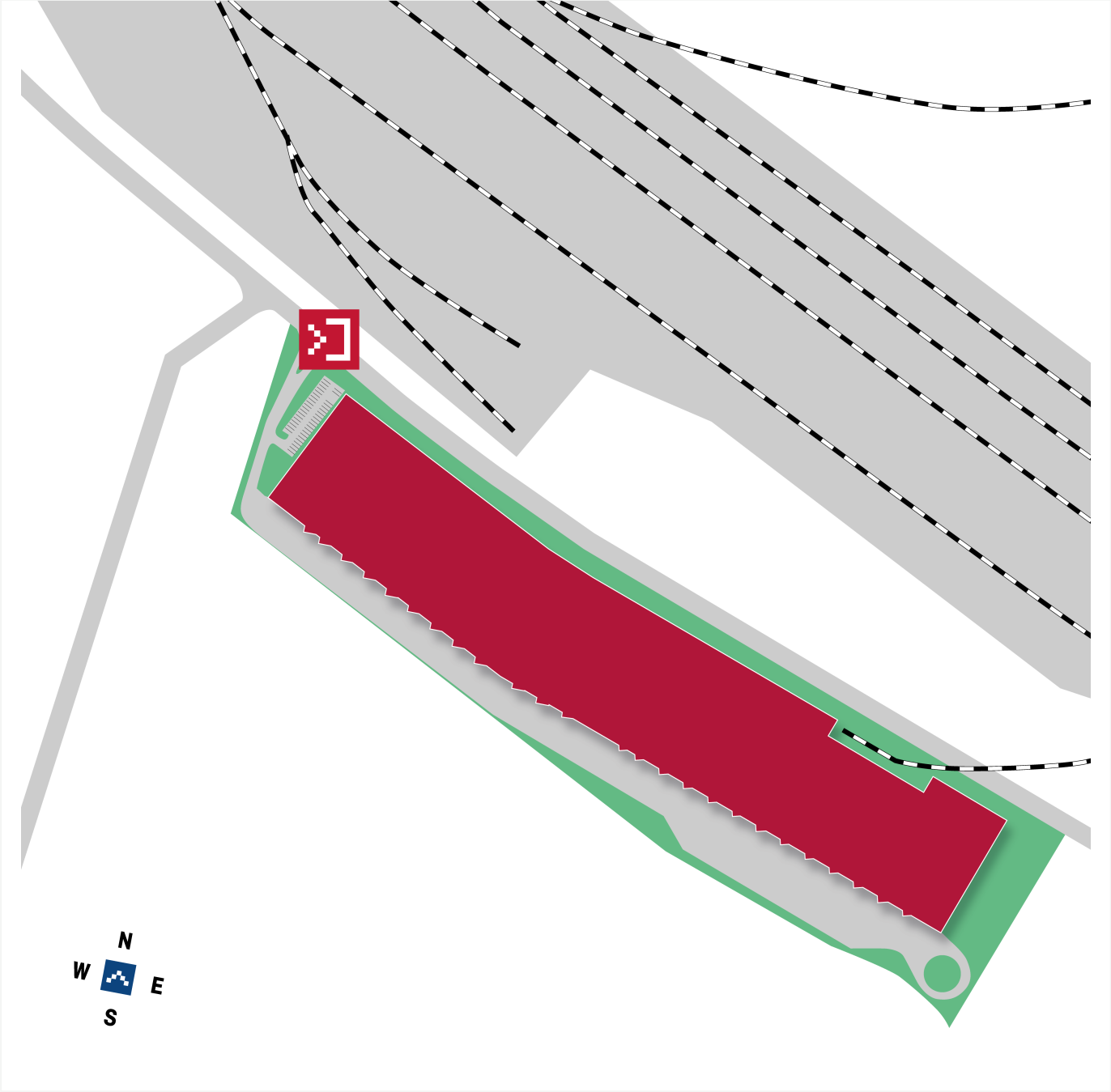
Plzeň 1 hour 41 mins (153 km)



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	0 m ²	0 m ²	0 m ²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

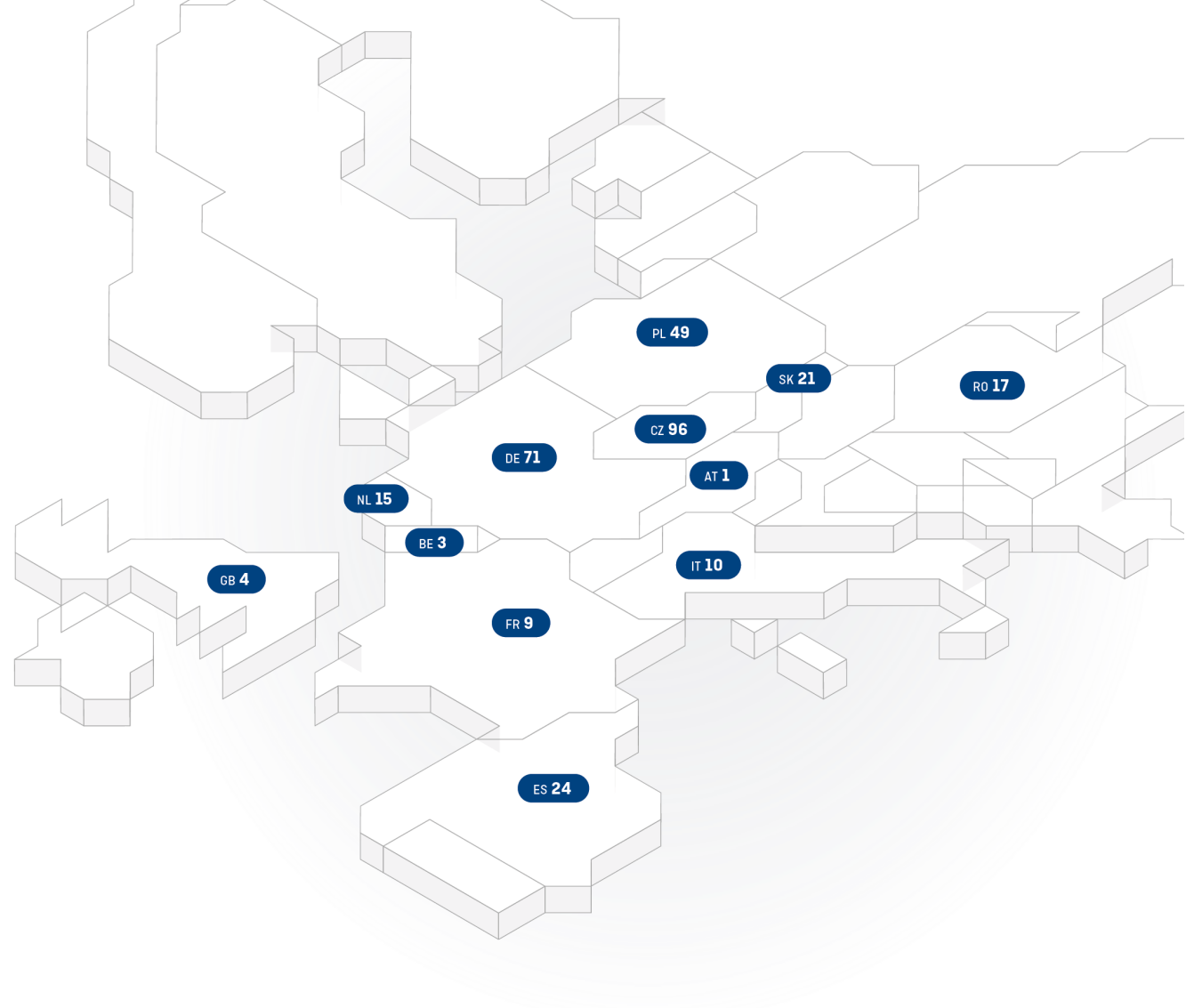
- Railway spur in the building
- Bus stop nearby
- Minimum of one loading dock with dock leveller per 1,700 m² of warehouse space
- Sprinkler system, infra-heating
- Clear height of warehouse space: 8-10 m
- Truck yard: 25 m
- Column grid structure: 24x12 m
- Floor loading capacity: 5t/ m²

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

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COUNTRY OFFICE



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