

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

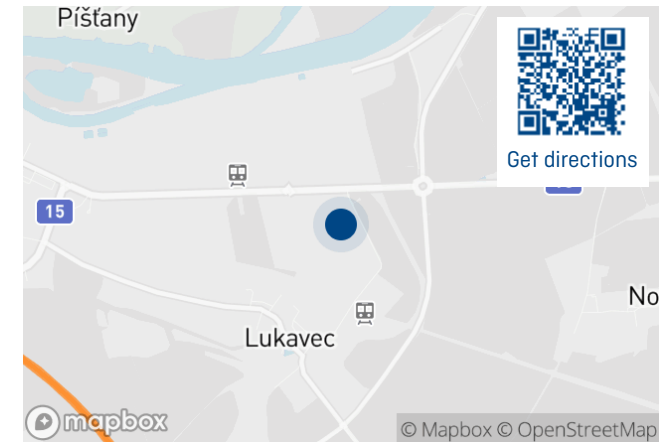
656 m²

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 es un inversor, gestor y promotor a largo plazo de almacenes europeos, con más de 7,1 millones de m² de activos bajo gestión y un banco de suelo de 1,6 millones de m² para futuros desarrollos. P3 desarrolla actividades comerciales en 12 países y lleva más de dos décadas invirtiendo y desarrollando en los mercados europeos. Con sede en Praga, P3 emplea a más de 240 personas en 12 oficinas en ciudades europeas clave, ofreciendo servicios integrados de desarrollo, gestión de activos y gestión inmobiliaria. Para más información sobre P3, visite www.p3parks.com.

¿Dónde encontrarnos?



7,6 mil. m²

GROSS LETTABLE AREA

11

COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

470

CUSTOMERS

OWNER
DEVELOPER



BUSINESS MODEL

INVESTOR
MANAGER

SPACE TO CREATE

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COUNTRY OFFICE



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