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# P3 LOVOSICE

## ADDRESS

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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 m<sup>2</sup>

DEVELOPMENT OPPORTUNITY

# 20.810 m<sup>2</sup>

AVAILABLE SPACE

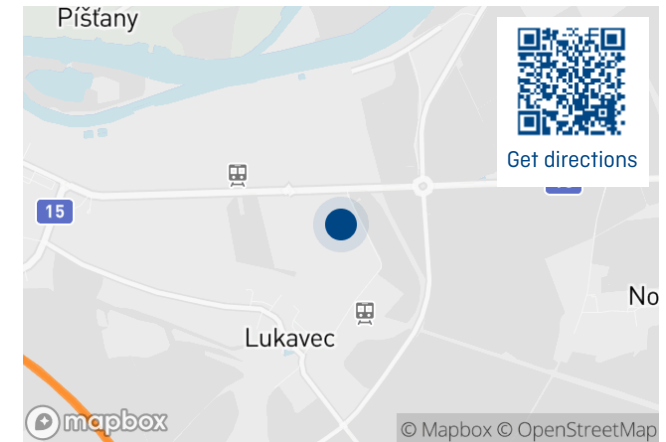
# 656 m<sup>2</sup>

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 <sup>2</sup>            | 20.810 m <sup>2</sup>     | 656 m <sup>2</sup>     |
| B3       | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| C        | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| A        | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| A2       | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| B2       | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |

- 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 m<sup>2</sup> to large warehousing up to 90,000 m<sup>2</sup>
- Flexible office layout with air conditioning
- Minimum of one loading dock with dock leveler per 800 m<sup>2</sup> of warehouse space
- Sprinkler system, infra-heating
- Clear height of warehouse space: 10 m
- Possible cross-docking



## 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

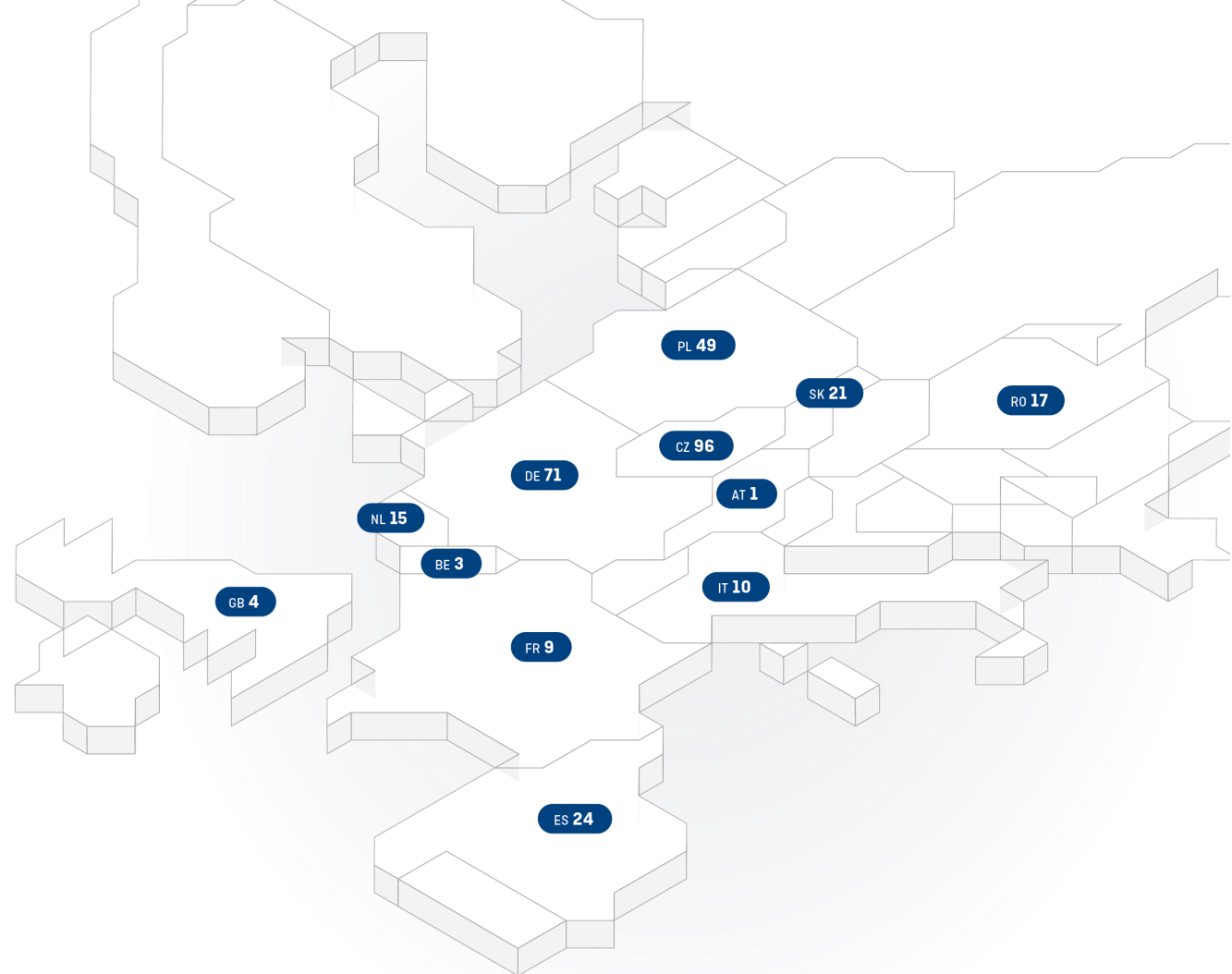
COUNTRIES

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

LANDBANK FOR DEVELOPMENT

# 470

CUSTOMERS



# SPACE TO CREATE

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## COUNTRY OFFICE



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