

HOME FOR  
YOUR BUSINESS



# P3 PRAGUE HORNÍ POČERNICE

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## OVERVIEW

P3 Prague Horní Počernice is located in Prague East, 15 minutes from Prague city center, on exit 3 of D10 motorway (Prague – Mladá Boleslav – Germany). The shopping center Centrum Černý Most is 1.5 km away. The park is easily accessible by public transport – the metro station Černý Most is 1.5 km away, the train station is less than 1 km away and a regular bus line operates within the park. Construction of this park began in 2006 and currently consists of 36 warehouse buildings.

The largest customers of the park are Alimpex Food, Alza, Coca-Cola, HP Tronic, IKEA, Mall, MD logistika, Petcenter, PNS, RTR a WavinEkoplastik.

# 0 m<sup>2</sup>

DEVELOPMENT OPPORTUNITY

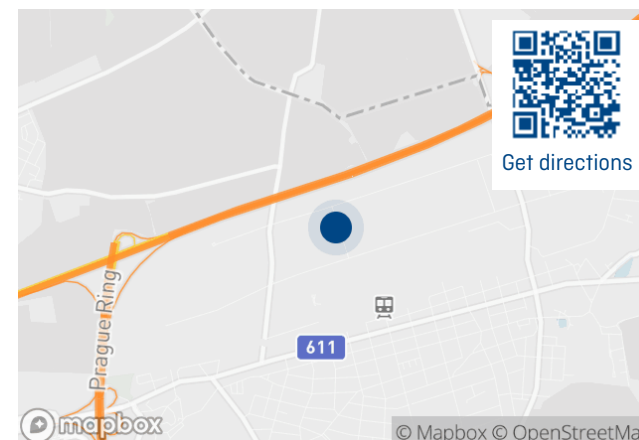
# 1,215 m<sup>2</sup>

AVAILABLE SPACE

# 1,583 m<sup>2</sup>

AVAILABLE OFFICE SPACE

Praha	30 mins	25.4 km
Liberec	57 mins	92.6 km
Ústí nad Labem	59 mins	92.7 km

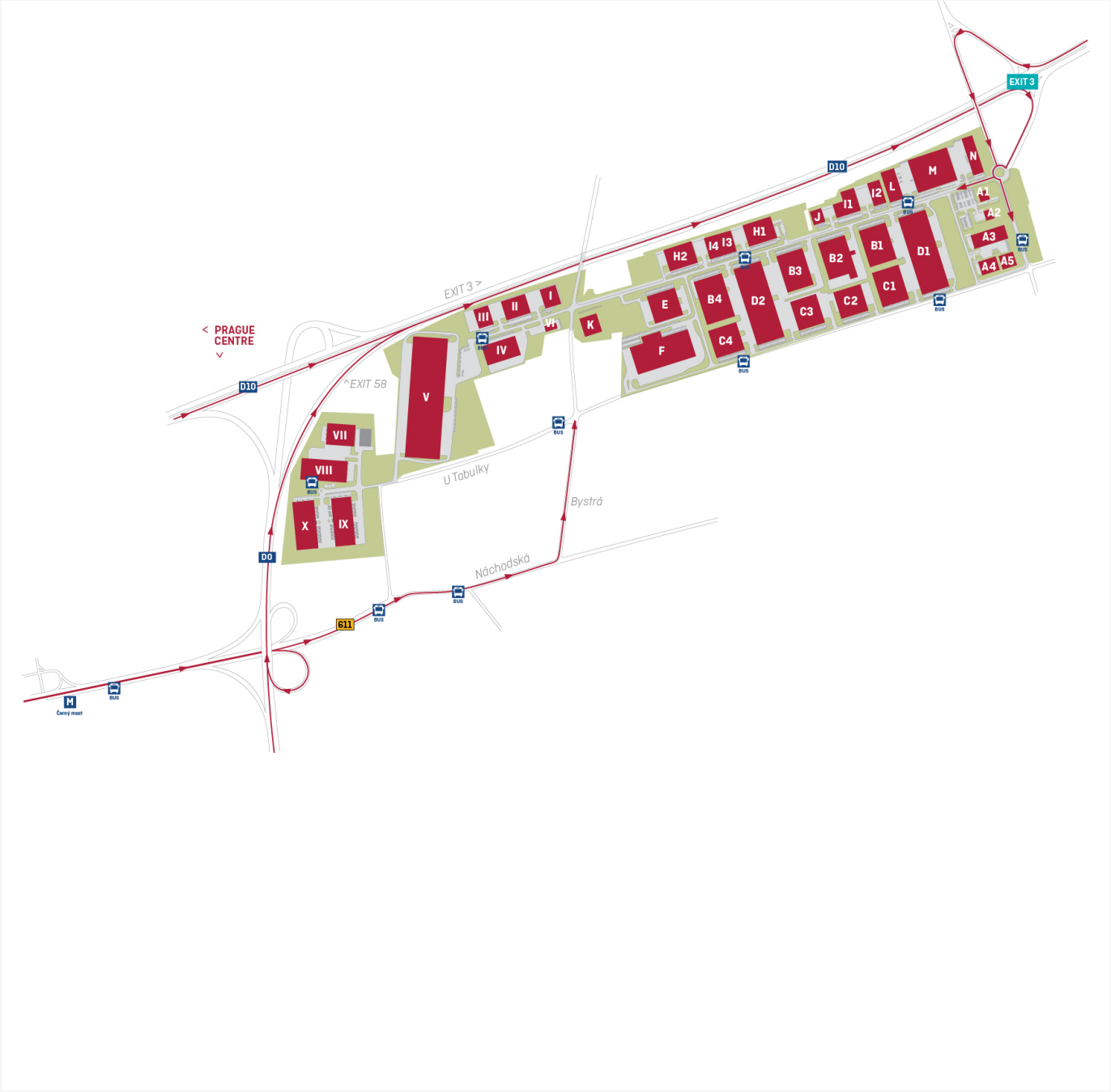


AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
D1	0 m <sup>2</sup>	1,215 m <sup>2</sup>	662 m <sup>2</sup>
F	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
A1	0 m <sup>2</sup>	0 m <sup>2</sup>	921 m <sup>2</sup>
B3	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
C3	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
D2	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
H1	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>
A3	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
A4	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>

[See full list of buildings](#)

- Existing building
- Development opportunity
- Offices
- Under construction





## KEY FEATURES

- Turn-key premises specification and custom-made solutions
- Flexible layout with small business units from 500 m<sup>2</sup> to large warehousing up to 40,000 m<sup>2</sup>
- Sprinkler system
- Infra-heating or heating blowers
- Flexible office layout with air-conditioning
- Minimum of one loading dock with dock leveller per 400-1,000 m<sup>2</sup> of warehouse space
- Column grid structure: 24x12 m
- Possible cross-docking
- Clear height of warehouse space: 10-12 m
- Floor loading capacity: 5-8 t/m<sup>2</sup>



## ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m<sup>2</sup> of assets under management and land bank of 1.9 million m<sup>2</sup> 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](http://www.p3parks.com)

Where to find us?



# 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

## COMMERCIAL CONTACT



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## COUNTRY OFFICE



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