



OSTROV NAD OHŘÍ

← Klášterec nad Ohří (24 km, 24 min)
German borders (via Chomutov 38 km, 39 min)

German borders
(via Karlovy Vary 65 km, 40 min) →

E 442/13 EXPRESSWAY

25

EXPRESSWAY

A

103 000 m²

entrance to the park

Detention center

B

Ostrov Horní Žďár

19 000 m²

German borders
(via Jáchymov 16 km, 20 min)

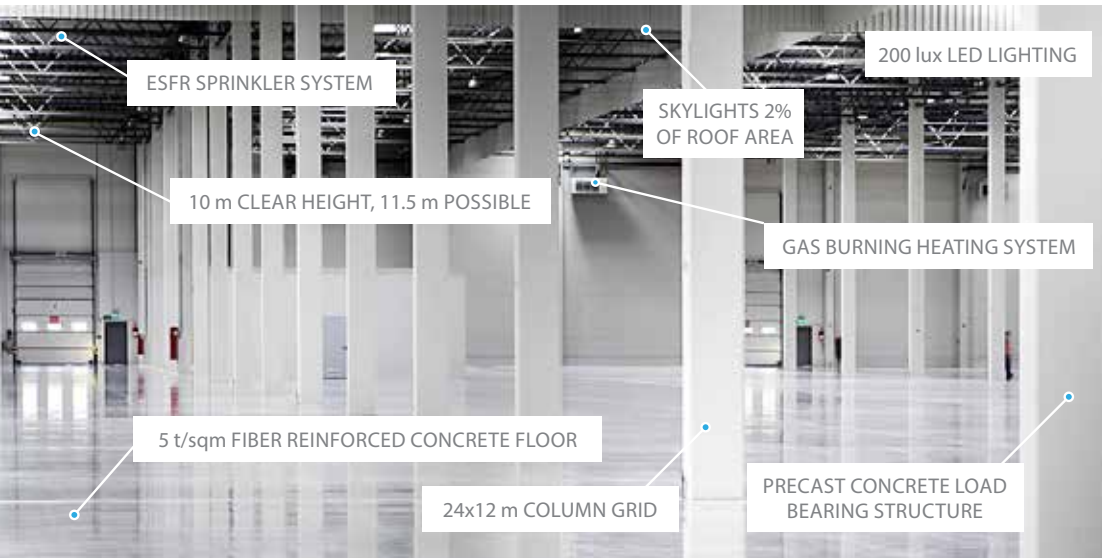
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- Park Ostrov-North offers more than 122 000 m² of potential development space suitable for logistics and production activities
- Located in Ostrov just 11 km from the border of Karlovy Vary, regional city with 32 000 residents
- Excellent and easy access to expressway E442/13 connecting Karlovy Vary - Chomutov - Most - Teplice
- Close to all important cities of the region: Karlovy Vary, Sokolov, Cheb and Chomutov
- Ideal location for European DCs as well as to supply Germany due to the close proximity of German borders
- Availability of labor pool for reasonable costs
- Existing public transport providing quick connection to Karlovy Vary

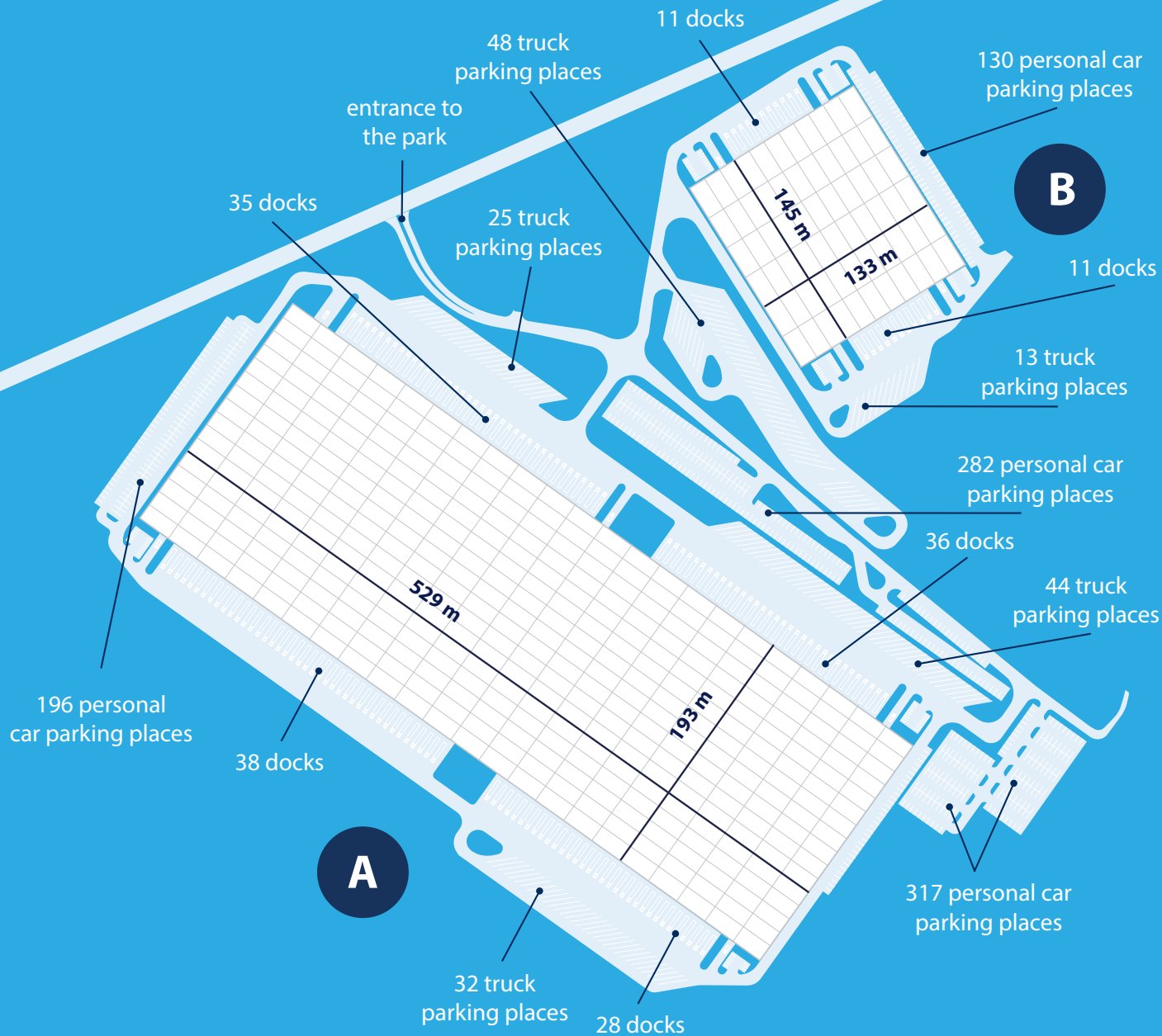
PERFECT ACCESS FROM E 442/13 EXPRESSWAY



STANDARD TECHNICAL SPECIFICATION



Development concept



Total built-up area 122 280 sqm

Building A 102 284 sqm
 Personal car park. places 800
 Truck parking places 149
 Docks 137

Building B 19 811 sqm
 Personal car park. places 130
 Truck parking places 61
 Docks 22

WAREHOUSE

Column grid 12 m x 24 m
 Clear height 10 m
 ESFR sprinkler system
 Light intensity in the hall 200 lux
 Skylights min 2%
 Floor loading 5t/sqm

OFFICE PREMISES

Clear height 2,7 m
 Light intensity 500 lux
 Built to suit solution

SUSTAINABILITY TRENDS

LED lighting
 BREEAM Very Good certified

- Excellent access to the exit from highway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7



PANATTONI PARKS

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- 3 Johnson Controls - Yanfeng
- 4 Assa Abloy - FACEA
- 5 Simoldes Plasticos
- 6 HP Tronic
- 7 Saint Gobain Sekurit
- 8 KION Group, Linde, Steelcase
- 9 DHL, BWI, Tchibo
- 10 Trost, Faurecia



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