PANATTONI

Panattoni Park Cheb





- Park Cheb offers more than 138 000 sqm of potential development space suitable for logistics and production activities
- Located just 2 km from the border of city Cheb with 32 000 residents
- Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Cheb - Germany (Exit 164)
- Ideal location to supply Germany due to the close proximity of German borders - just 14 km from the site.
- Public transport providing quick connection to city Cheb available on-site
- Container terminal in Hof just 54 km away

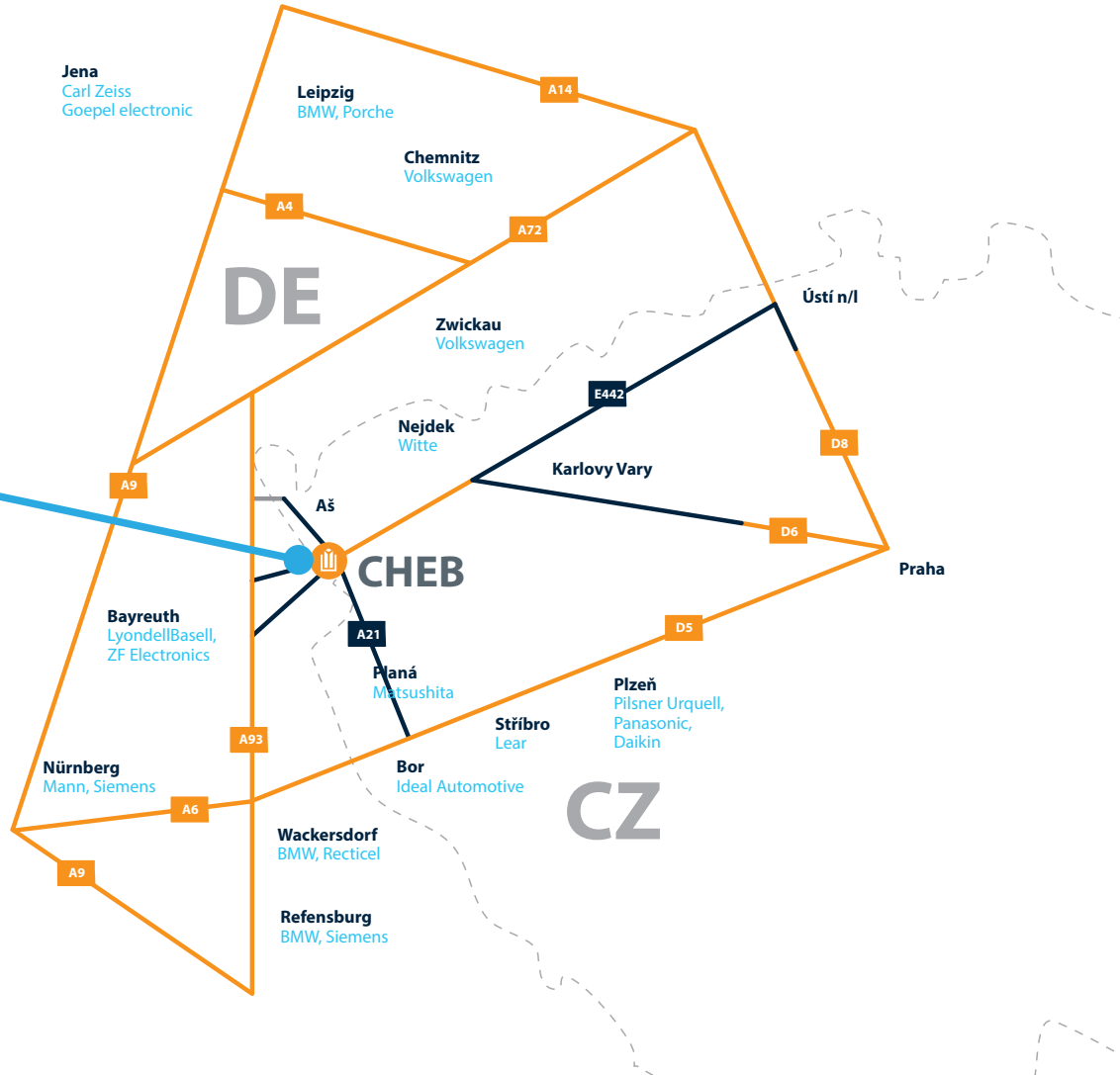
PERFECT ACCESS FROM EXIT 169, 164

GREAT VISIBILITY FROM D6 EXPRESSWAY



Bus connections

- Regular public transport between the Park, city of Cheb and Sokolov.



Key distances

- City of Cheb (5,1 km, 11 min)
- German borders (14,3 km, 10 min)
- Sokolov (25 km, 19 min)
- Karlovy Vary (40 km, 28 min)
- Prague (155 km, 120 min)

STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30cm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
- Load capacity of 50 kN/sqm, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

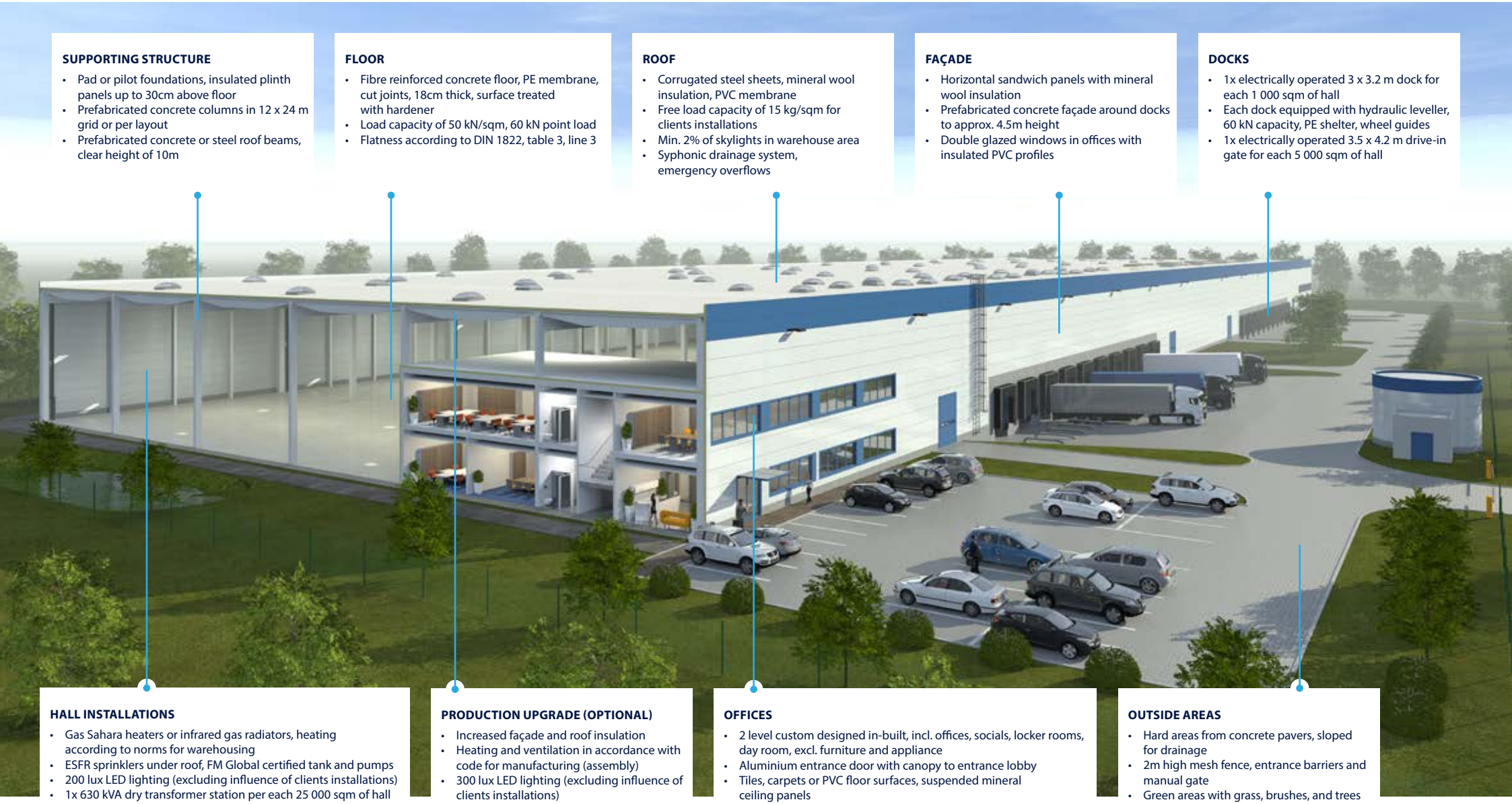
- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sqm for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FAÇADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete façade around docks to approx. 4.5m height
- Double glazed windows in offices with insulated PVC profiles

DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased façade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

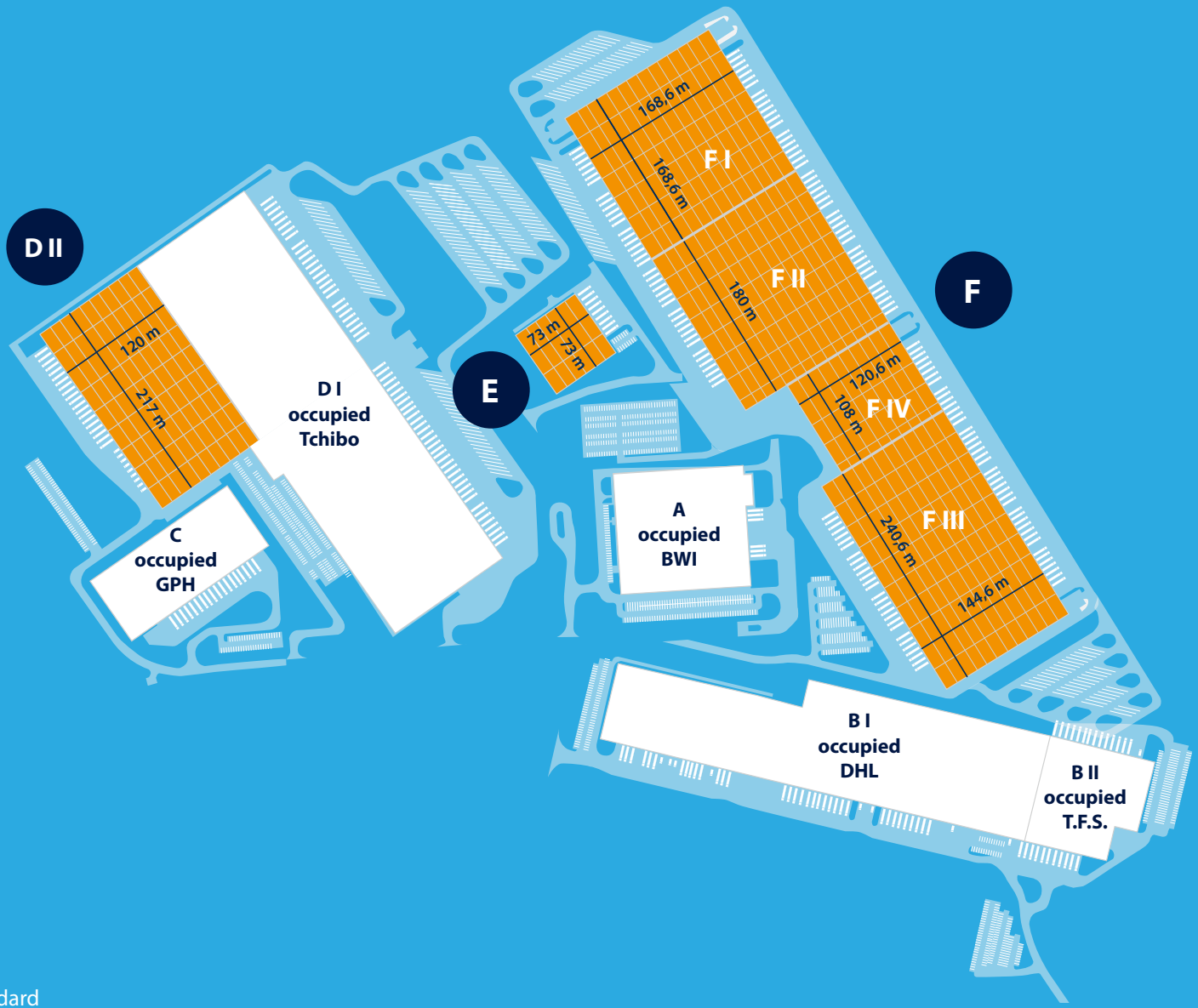
- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220V socket per work place
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2m high mesh fence, entrance barriers and manual gate
- Green areas with grass, brushes, and trees

Development concept

Total built-up area	**294 519 sqm**
Building D II	**26 000 sqm**
Building E	**5 000 sqm**
Building F	**106 900 sqm**
F I	**28 500 sqm**
F II	**30 500 sqm**
F III	**35 000 sqm**
F IV	**12 900 sqm**
Building A	**15 671 sqm**
Building B I	**44 636 sqm**
Building B II	**10 800 sqm**
Building C	**12 400 sqm**
Building D I	**73 112 sqm**



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

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 expressway
- 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 Worldwide
International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

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