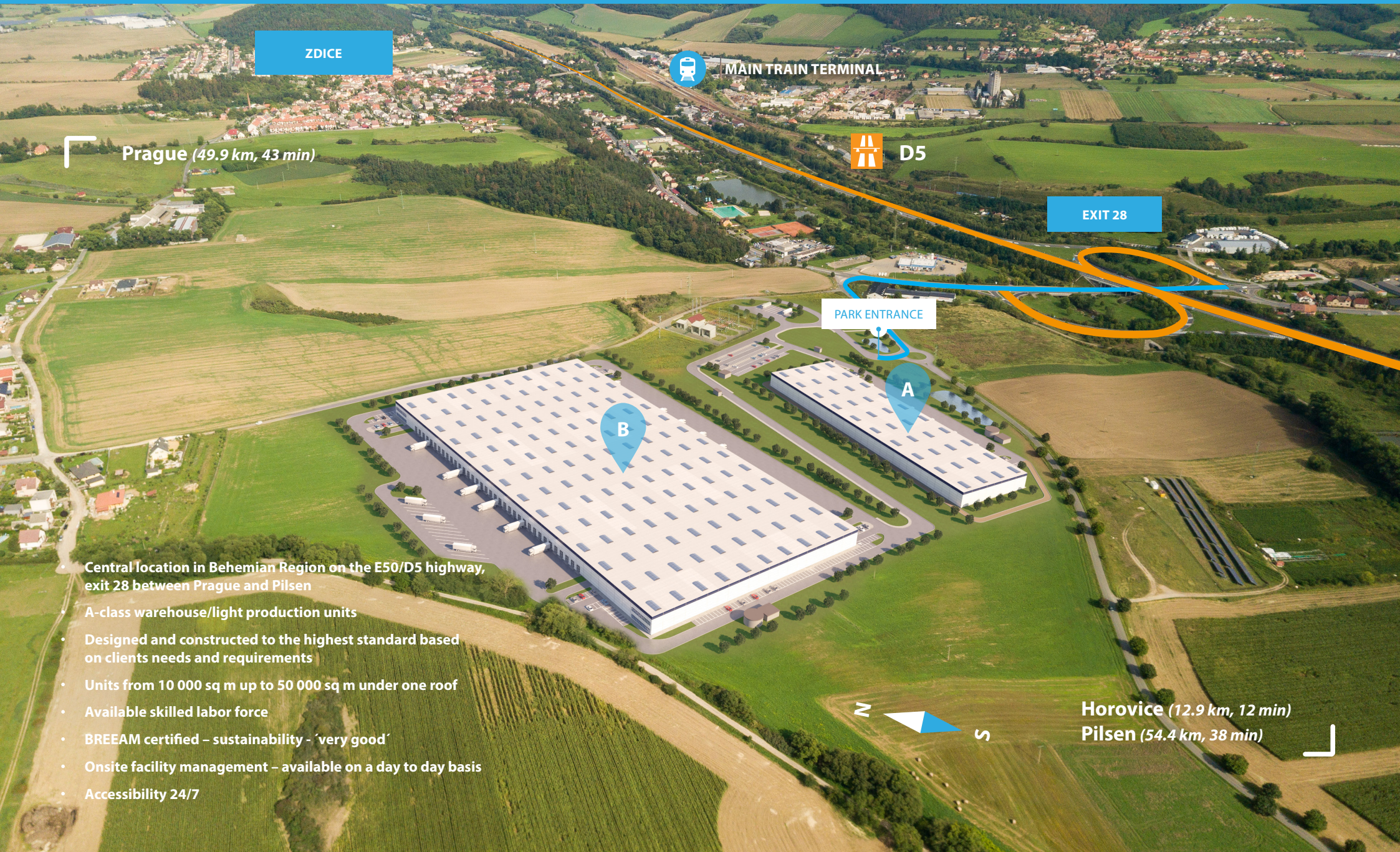




# PANATTONI PARK D5 ZDICE



ZDICE



MAIN TRAIN TERMINAL



D5

EXIT 28

Prague (49.9 km, 43 min)

PARK ENTRANCE

B

A

- Central location in Bohemian Region on the E50/D5 highway, exit 28 between Prague and Pilsen

- A-class warehouse/light production units

- Designed and constructed to the highest standard based on clients needs and requirements

- Units from 10 000 sq m up to 50 000 sq m under one roof

- Available skilled labor force

- BREEAM certified – sustainability - 'very good'

- Onsite facility management – available on a day to day basis

- Accessibility 24/7

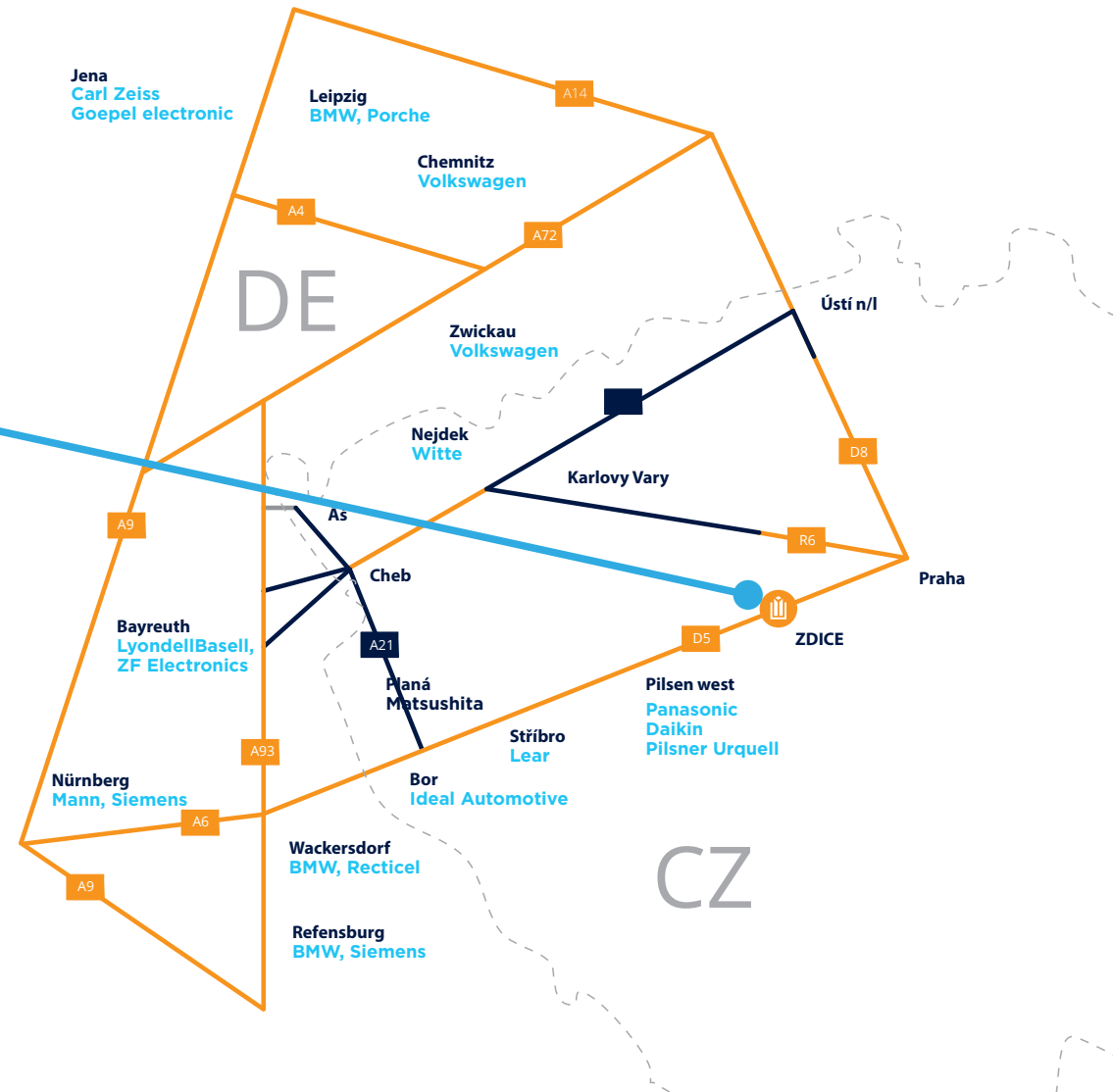
Horovice (12.9 km, 12 min)

Pilsen (54.4 km, 38 min)



# PANATTONI PARK D5 ZDICE

PERFECT ACCESS FROM EXIT 28. GREAT ACCESSIBILITY FROM D5 HIGHWAY



## Key distances

- Zdice City Center 1.8 km / 4 min
- Horovice 12.9 km / 12 min
- Pilsen 54.4 km / 38 min
- Prague 49.9 km / 43 min

# PANATTONI PARK D5 ZDICE

## STANDARD TECHNICAL SPECIFICATION



### SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

### FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 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/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

### FACADE

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

### DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m 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 sq m of hall

### PRODUCTION UPGRADE (OPTIONAL)

- Increased facade 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 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

### OUTSIDE AREAS

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

# PANATTONI PARK D5 ZDICE

DEVELOPMENT CONCEPT



**TOTAL BUILT-UP AREA** 62,574 sq m

**Building A** 13,309 sq m

Car parking places 150  
 Truck parking places 11  
 Docks 22  
 Drive-ins 2

**Building B** 49,263 sq m

Car parking places 195  
 Truck parking places 7  
 Docks 78  
 Drive-ins 4

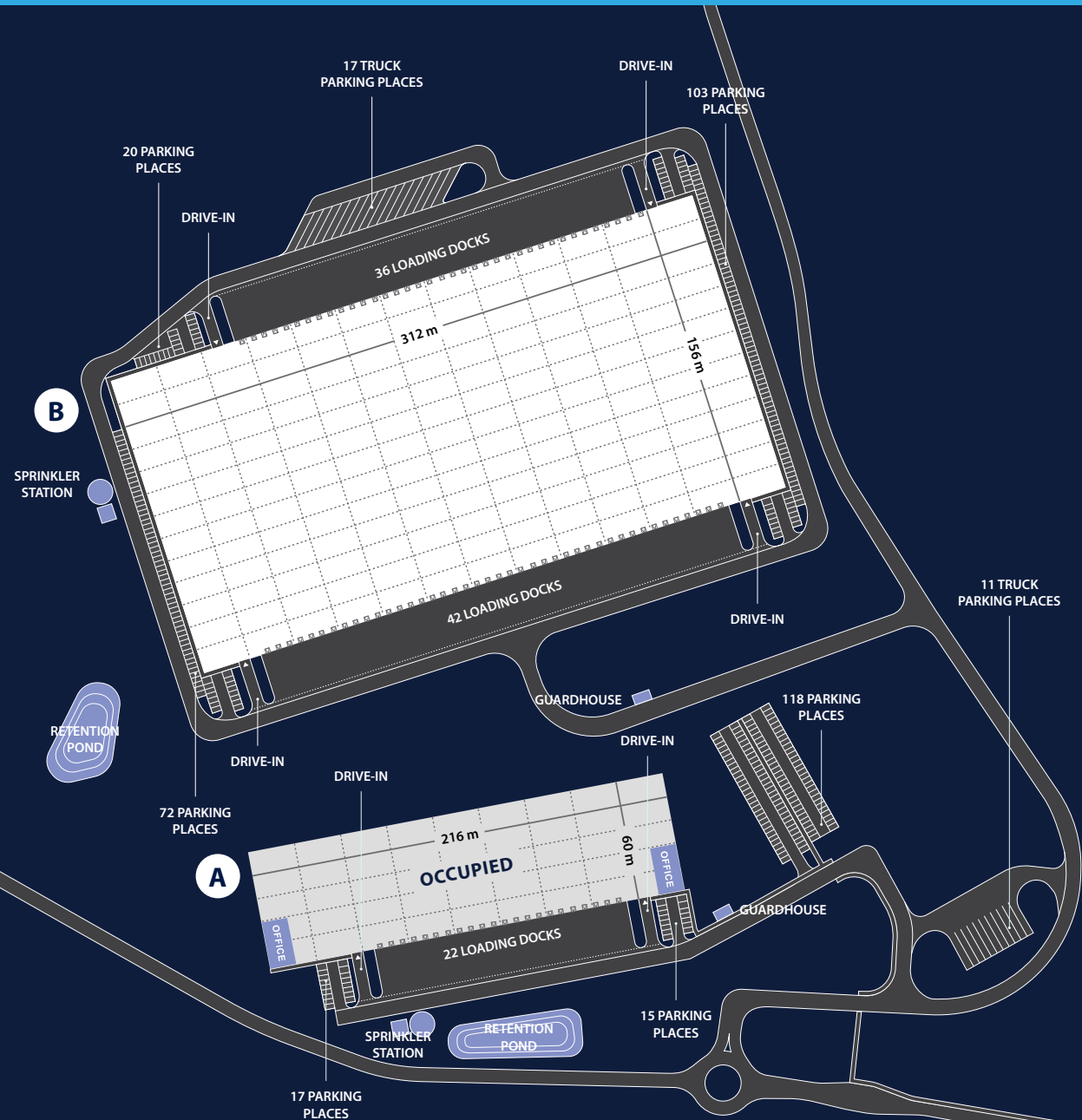
**WAREHOUSE**

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 5 t/sq m

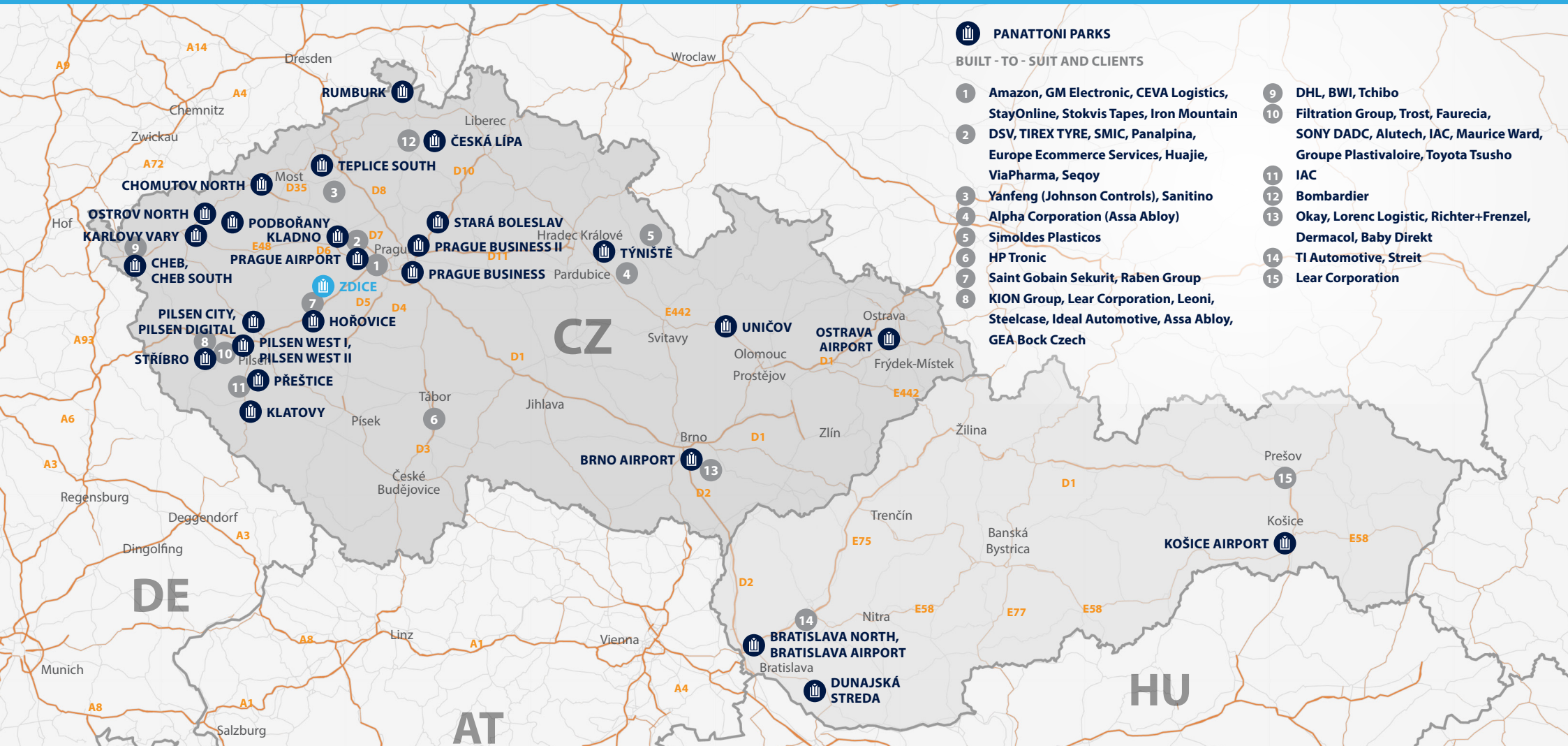
**OFFICES**

Clear height 2.7 m  
 Light intensity 500 lux  
 Built to suit solution

- Designed and constructed to the highest A class standard
- Suitable for logistics and distribution activities
- Accessibility 24/7



# PANATTONI PARK D5 ZDICE



## PANATTONI PARKS

### BUILT - TO - SUIT AND CLIENTS

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain</li> <li>2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy</li> <li>3 Yanfeng (Johnson Controls), Sanitino</li> <li>4 Alpha Corporation (Assa Abloy)</li> <li>5 Simoldes Plasticos</li> <li>6 HP Tronic</li> <li>7 Saint Gobain Sekurit, Raben Group</li> <li>8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech</li> </ul> | <ul style="list-style-type: none"> <li>9 DHL, BWI, Tchibo</li> <li>10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho</li> <li>11 IAC</li> <li>12 Bombardier</li> <li>13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt</li> <li>14 TI Automotive, Streit</li> <li>15 Lear Corporation</li> </ul> |
|--|--|



### 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.

### CZECH REPUBLIC

**Panattoni**  
Šporkovský palác, V Celnici 1034/6  
110 00 Prague 1  
Czech Republic  
czinfo@panattoni.com  
www.panattoni.cz  
www.panattonieurope.com/cz

### SLOVAKIA

**Panattoni**  
Eurovea Central 1, Pribinova 4  
811 09 Bratislava  
Slovakia  
skinfo@panattoni.com  
www.panattoni.com  
www.panattonieurope.com/sk