



## Industrial space

45 923 m<sup>2</sup>, Nový Jičín, Mošnov, Průmyslová

Ask for price





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<b>Total area</b>	45 923 m <sup>2</sup>
<b>Available area for rent</b>	45 923 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	7 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	103639

**45,923 sq.m.** of industrial, warehouse space for lease near the international airport. The premises are suitable for logistics and light manufacturing. The area allows a combination of road and rail transport with a container terminal with connection to air transport. Available from 8 months after signing the contract. Possibility of construction into ownership.

### Location:

The park is located south of Ostrava near the Leoš Janáček International Airport with excellent traffic access to the D1 motorway.

### Facilities and services:

- Flexible units (warehouse / office / light manufacturing)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Parking places
- High standard of building

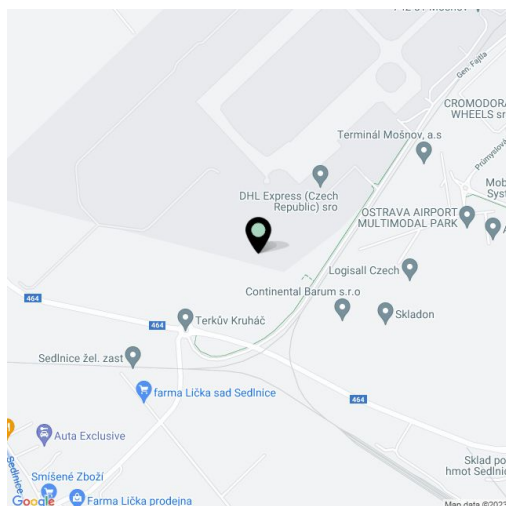
### Warehouse/industrial space:

- 46 x hydraulic ramps
- 5 x drive ins
- Dimension of entrance door (drive-in) 4x4,5 m
- Floor loading capacity 7 t/sq.m.
- Clear height 10 m
- Column grid structure 12x24 m
- LED lighting 150 Lux
- Sprinkler system

### Offices:

- Office space according to client requirements
- LED lighting 500 Lux

Tenant does not pay commission.







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- ROADS / KOMUNIKACE
- YARDS / MANIPULAČNÍ PLOCHA
- GREENERY / ZELEN
- SEWAGE FACILITY / VSKOVACÍ OBJEKT
- ARRIVAL ROAD / PŘÍJEZDOVÁ KOMUNIKACE

- HALL A - 45 923 m<sup>2</sup>
- HALL B - 39 222 m<sup>2</sup>
- HALL C - 24 509 m<sup>2</sup>
- HALL D - 10 217 m<sup>2</sup>
- OTHER BUILDINGS / OSTATNÍ OBJEKTY

- DRIVE - IN / UROVNĚNÝ VJEZD DO HALY
- LOADING DOCK DOORS / DOKOVACÍ VRATA S MLSTŘEKEM
- MECHANICAL ROOM OF SPRINKLER SYSTEM STROJOVNA SHZ





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