



## Industrial space

4 800 m<sup>2</sup>, Nový Jičín, Nový Jičín, Hřbitovní

Ask for price





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<b>Total area</b>	4 800 m <sup>2</sup>
<b>Available area for rent</b>	4 800 m <sup>2</sup>
<b>Ceiling height</b>	10.5 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	104177

**4,800 sq.m.** of A class industrial, warehouse and office space for lease. The premises are suitable for logistics centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

### Location:

Park is located 30km south of Ostrava on the E642 roadway, 20 km from Ostrava International airport, 35 km from Hyundai Motor automotive manufacturing plant in Nošovice and 60 km from Slovak border.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

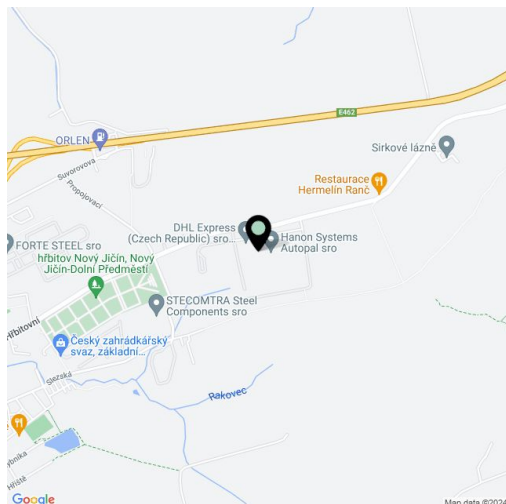
### Warehouse/Industrial space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.







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