



# Warehouse space

38 800 m<sup>2</sup>, Karlovy Vary, Ostrov, Průmyslová

Ask for price



## STANDARD TECHNICAL SPECIFICATION

<b>SUPPORTING STRUCTURE</b> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, slabs on 150cm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 cm grid per span</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<b>FLOOR</b> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 joints, 10m joints, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 60 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<b>ROOF</b> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for clients installation</li> <li>• Min. 2% of air rights in warehouse area</li> <li>• Optimize drainage system, emergency overflows</li> </ul>	<b>FAÇADE</b> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double glazed windows in offices with insulated PVC profiles</li> </ul>	<b>DOCKS</b> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall</li> </ul>
<b>HALL INSTALLATIONS</b> <ul style="list-style-type: none"> <li>• Gas/steam heaters or infrared gas radiators, heating according to norms for warehousing</li> <li>• 220V gridlines under roof, PE (3-phase certified) bank and pumps</li> <li>• 200 lux LED lighting including influence of direct illumination</li> <li>• 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall</li> </ul>	<b>PRODUCTION UPGRADE (OPTIONAL)</b> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing (warehousing)</li> <li>• 300 lux LED lighting including influence of direct illumination</li> <li>• Increased percentage of skylights area</li> </ul>	<b>OFFICES</b> <ul style="list-style-type: none"> <li>• 2 meet rooms designed in hall, 1x1, offices, social, locker rooms, day rooms, exit furniture and equipment</li> <li>• Aluminium entrance door with access to entrance lobby</li> <li>• Thin carpet on PVC floor surfaces, suspended mineral ceiling panels</li> <li>• Thin carpet on PVC floor surfaces, suspended mineral ceiling panels</li> <li>• PVC floor with raised fabric, cell tile, and floor accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Server room with 1x split units and insulated PVC floor</li> <li>• Trip cooling</li> </ul>	<b>OUTSIDE AREAS</b> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 2m high metal fence, entrance barriers and manual gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>	



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Total area	38 800 m <sup>2</sup>
Available area for rent	38 800 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	107259

**38,800 sqm** of warehouse, industrial and office space for lease. The space is suitable for logistics, distribution or light manufacturing. The park has a lettable area of 66,209 sq.m and aspires to one of the highest ratings in the BREEAM New Construction international sustainability certification, at Excellent. The internal layout of the space can be tailored to the tenant's requirements. Available within 12 months after signing the contract.

### Location:

The site is located in the north of the village of Ostrov, northeast of Karlovy Vary. Easy access to the main road I/13, which connects Karlovy Vary, Chomutov, Most, Teplice and Ústí nad Labem.

The park is accessible by public transport - bus stop within walking distance.

### Facilities and services:

- Flexible units (warehouse / light production / office / showroom)
- Property management on site
- Building maintenance
- 428 x parking spaces for cars
- 30 x parking spaces for trucks

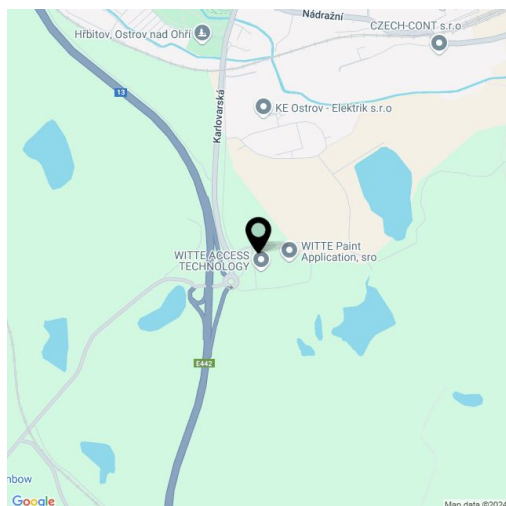
### Warehouse/Industrial space:

- 4 x Drive in
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 23 x Docks
- Light transmittance 2%
- Column module 12 m x 24 m
- LED lighting 200 Lux
- ESFR spinkler system

### Offices:

- Customized office space

Tenant does not pay commission.





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