



STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <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>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 joints, 100 mm thick, 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>	<p><b>ROOF</b></p> <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 slope in warehouse area</li> <li>• Optimize drainage system, emergency overflows</li> </ul>	<p><b>FAÇADE</b></p> <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>	<p><b>DOCKS</b></p> <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>
<p><b>HALL INSTALLATIONS</b></p> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for warehousing</li> <li>• 220V gridlines under roof (PE) (ground certified bank and pumps)</li> <li>• 200 kVA 120 kVVA including alternative of diesel installation</li> <li>• 1x 630 kVA dry transformer station per each 1-2 000 sqm of hall</li> </ul>	<p><b>PRODUCTION UPGRADE (OPTIONAL)</b></p> <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 kVA 120 kVVA including influence of clients installation</li> <li>• Increased percentage of dryweight area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 meet custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment</li> <li>• Alternative entrance door with access to entrance lobby</li> <li>• Thin carpet or PVC floor surfaces, suspended mineral ceiling panels</li> <li>• Solid frame with enamel, fabric, cell tile, and basic accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Super room with 2 light units and entrance PVC floor</li> <li>• Trip cooling</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sligped for drainage</li> <li>• 2m high metal fence, entrance barriers and manual gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>	



## Logistic park

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

**Ask for price**

<b>Total area</b>	38 800 m <sup>2</sup>
<b>Planned area for rent</b>	38 800 m <sup>2</sup>
<b>Ceiling height</b>	10 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>	B
<b>Reference number</b>	107260

Logistic park offers warehouse, production and office space for lease. The space is suitable for logistics, distribution or light manufacturing. The park has a lettable area of 66,209 sqm 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.

### 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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