



## Industrial space

30 680 m<sup>2</sup>, Karviná, Karviná, Svobody

Ask for price



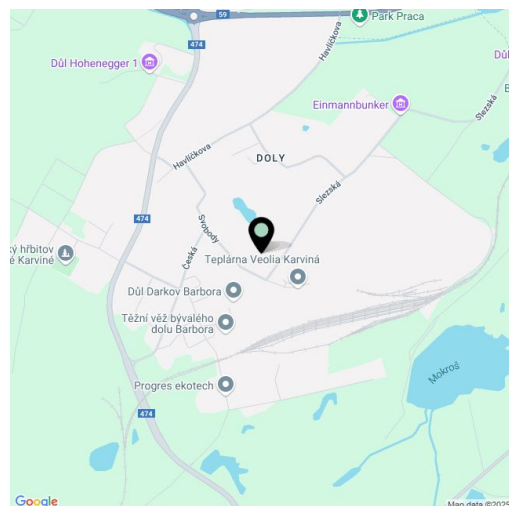


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<b>Total area</b>	30 680 m <sup>2</sup>
<b>Available area for rent</b>	30 680 m <sup>2</sup>
<b>Ceiling height</b>	25 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	107296



**30,680 sq.m** of industrial, warehouse and office space for lease in an industrial complex in Karviná. The industrial zone with a buildable area of 330,000 sq.m will be located in an area affected by coal mining near the former Barbora mine. The planned brownfield site is designed according to the highest global sustainability standards and will be harmoniously connected to the surrounding environment and existing transport infrastructure. The premises are suitable for light manufacturing, logistics or distribution.

### Location:

The park will have excellent transport accessibility due to its connection to key road and rail arteries. It will be located close to the D1 motorway and there are plans to expand the capacity of the adjacent roads and build new roundabouts. In addition, the A1 motorway in Poland will provide direct access to the local market, Katowice airport and onwards to Germany and the Baltic States. The project also includes the use of an existing train siding that will connect the zone to the European rail network. The Leoš Janáček Ostrava International Airport is 37 kilometres away and the motorway network will also connect the site to the airports in Krakow and Vienna. Public transport will be introduced to the site and a new cycle path is under construction.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Supplying the site with power from low-emission and renewable energy sources
- Sufficient parking spaces for cars and trucks
- 3 x retention ponds
- Chargers for electric cars

### Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height up to 25 m
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESRF sprinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

