



STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, concrete on 150 mm 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 mm, 150 mm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 40 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, 40 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 1.5 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 lighting (including external) and pumps</li> <li>• 200 lux LED lighting (including influence of direct installation)</li> <li>• 1x 400 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 lux LED lighting (including influence of direct installation)</li> <li>• Increased percentage of skylights area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 best 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 wool ceiling</li> <li>• Solid Form with raised: facade, wall tile, and floor accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Server room with 1 split units and antistatic PVC floor</li> <li>• Top coating</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 2m high mesh fence, entrance barriers and metal gate</li> <li>• Green area with grass, bushes, and trees</li> </ul>	



## Warehouse space

12 359 m<sup>2</sup>, Břeclav, Zaječí, Hlavní

**Ask for price**

<b>Total area</b>	12 359 m <sup>2</sup>
<b>Available area for rent</b>	12 359 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>	G
<b>Reference number</b>	107404

**12,359 sqm** of warehouse, industrial and office space for lease in the logistic park. Premises are suitable for logistics and light manufacturing.

### Location:

The park is located in Zaječí near the D2 motorway, which provides a fast connection to Brno and Bratislava, and thanks to the connection to the European E65 road, this park is also ideal for international business activities.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- 45 x car parking places
- 10 x truck parking places
- Truck loading yard
- Retention pond

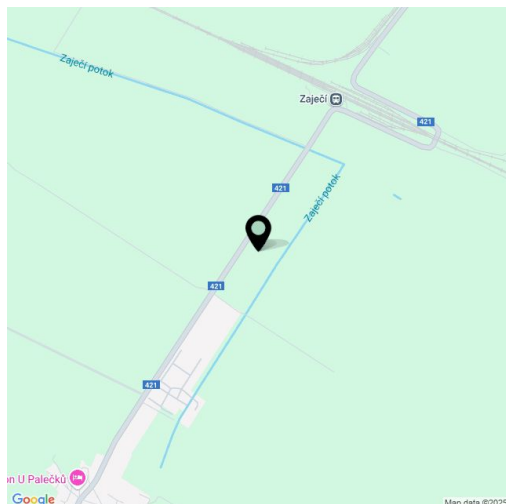
### Storage/Industrial space:

- 4 x Drive-in
- 16 x Loading docks
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space with facilities according to the clients requirements

Lessee pays no commission.





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