



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad on pile foundations, insulated plinth, slabs on 150 mm above floor • Prefabricated concrete columns in 12 x 24 m grid per segment • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 joints, 30 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Optimize drainage system • Emergency roof access 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 000 sqm of hall
<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V lighting (under roof, PVC) and certified bank and pumps • 200 lux LED lighting (including influence of direct irradiation) • 1 x 40 kVA dry transformer station per each 1-2 000 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing warehousing • 300 lux LED lighting (including influence of direct irradiation) • Increased percentage of skylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool ceiling • Solid Form with raised: facade, wall tile, and floor accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 2 split units and antistatic PVC floor • Trip coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 200 mm high metal fence, entrance barriers and metal gate • Green area with grass, bushes, and trees 	



Industrial park

44 488 m², Žďár nad Sázavou, Velká Bíteš

Ask for price

Total area	44 488 m ²
Available area for rent	44 488 m ²
Ceiling height	12.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107444

Industrial park offers industrial, warehouse and office space for lease. The planned construction of two modern industrial buildings has a total area of 44 488 sqm. The premises are suitable for light manufacturing and warehousing. Photos are illustrative.

Location:

The park is located in an industrial zone in the northwest of the village of Košíkov, west of Brno. Highway D1 (Prague-Brno-Ostrava) exit 162 is 1 km away. Public transport (bus) is within walking distance.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- 139 x car parking places
- Retention pond

Storage/Industrial space:

- 6 x Drive-in
- 75 x Loading docks
- Floor loading capacity 5 t/sqm
- Clear height 10 - 12,5 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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