



## Industrial space

9 302 m<sup>2</sup>, Ostrava-město, Ostrava, Rajnochova

Ask for price





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<b>Total area</b>	9 302 m <sup>2</sup>
<b>Available area for rent</b>	9 302 m <sup>2</sup>
<b>Ceiling height</b>	12 m
<b>Floor loading capacity</b>	7 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	107679

**9 302 m<sup>2</sup>** of warehouse, industrial and office class A space for lease. The premises are suitable for storage or light production. Turn-key, built-to-suit solutions to fit clients' exact requirements. Available within 12 months after signing the contract. The photographs are for illustrative purposes only.

### Location:

The park is located on the right bank of the Ostravice River, 6 km from the main connection to the D1 motorway, providing excellent accessibility for freight transport within the Czech Republic and abroad. The park is also conveniently connected to Dolní Vítkovice (DOV), a key cultural and industrial location in Ostrava. Major rail corridor offers potential for both rail logistics and public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- BREEAM certification
- FTV panels
- Electric chargers

### Warehouse/Industrial space:

- 9 x Dock levelers & loading ramps
- 1 x Drive in
- Floor loading capacity 7 T/m<sup>2</sup>
- Clear height 12 m
- Column grid structure 12x24 m
- LED & natural lighting
- Sprinkler & fire safety systems

### Office:

- Turn key office
- Clear height 2,75 m
- Kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher

Lessee pays no commission.



