



## Industrial park

39 785 m<sup>2</sup>, Olomouc, Nemilany, Dolní Novosadská

Ask for price





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| UNIT  | AVAILABLE AREA      | SERVICES                            | PARKING | MONTHLY RENT  |
|---|---------------------|-------------------------------------|---------|---------------|
| <b>Building C - office space, 1st floor</b>                 | 269 m <sup>2</sup>  | 0 CZK<br>monthly per m <sup>2</sup> | No      | Ask for price |
| <b>Building A - industrial space, available from 4/2025</b> | 1297 m <sup>2</sup> | 0 CZK<br>monthly per m <sup>2</sup> | No      | Ask for price |



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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 39 785 m <sup>2</sup>         |
| <b>Available area for rent</b> | 1 566 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>        | 23243                         |

The park offers industrial, warehouse and office space for lease located in the district of Olomouc - Nemilany. The project consists of 4 buildings; construction of this park commenced in 2009.

### Location:

The industrial park is situated in the district of Olomouc – Nemilany with direct access to the motorway D35 exit 272. The park is well connected with the city center by public transport. The Nemilany train station is approx. 3 km from the park.

### Features and Services:

- all infrastructure available in the area
- in the area are allowed trucks of any total weight
- high standards of buildings

### Industrial/Warehouse space:

- Flexible layout with small units from 200 sq.m.
- Min.1 loading dock per 1000 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Truck yard 35 m
- Column grid structure 24x12 m
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

Rental and service charges listed without VAT. Lessee pays no commission.



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