



# Logistic park

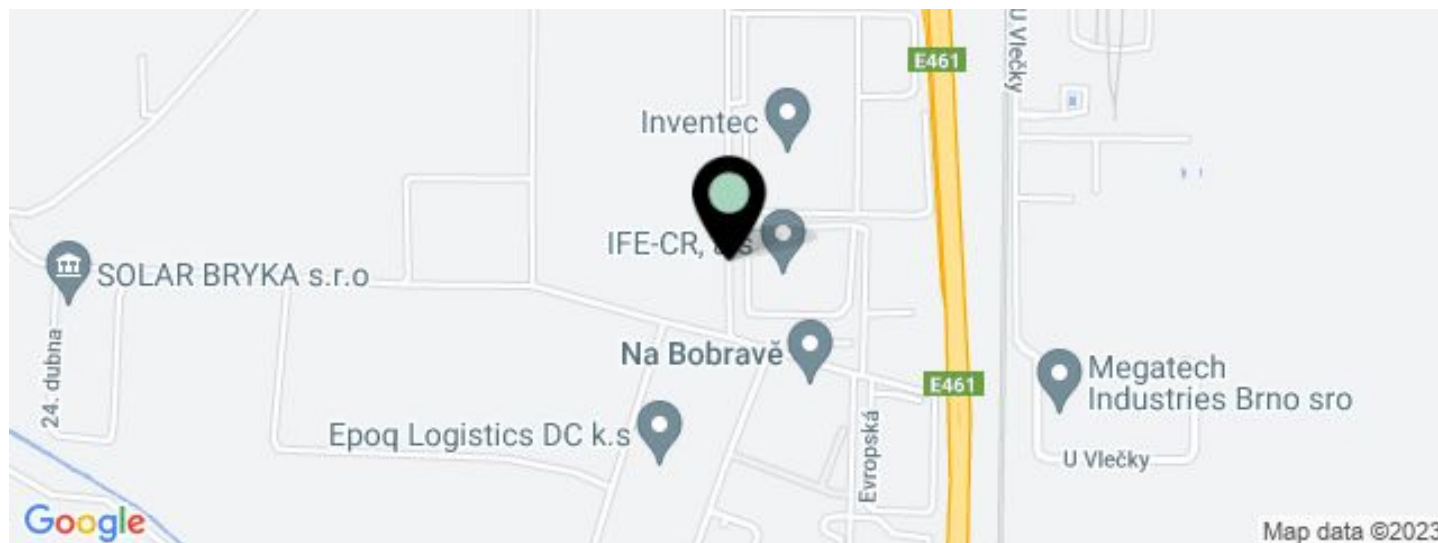
46 362 m<sup>2</sup>, Brno-venkov, Modřice, Evropská

Ask for price





## Logistic park

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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Warehouse space MO12- available	12 420 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Warehouse space MO2A- available	16 838 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building B - office space	3 823 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building A - office space	1 001 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price



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<b>Total area</b>	46 362 m <sup>2</sup>
<b>Available area for rent</b>	34 082 m <sup>2</sup>
<b>Ceiling height</b>	10.5 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>	25501

Logistic park offering Class-A warehouse, industrial and office space for lease close to Brno. The premises are suitable for logistics centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

### Location:

The park is located in Modřice, 5 km south of Brno, close to the D1 and D2 highways. Nearby is an international airport and train station. Vienna is about 60 minutes by car. One of the main advantages of the park is public transport that connects the park with Brno.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

### Warehouse/Industrial space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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