



## Warehouse space

12 420 m<sup>2</sup>, Modřice, Evropská

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 12 420 m <sup>2</sup>         |
| <b>Available area for rent</b> | 12 420 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>        | 35901                         |

**12,420 sq.m.** of A Class industrial, warehouse and office space including background (144 sq.m.) for lease in the industrial park situated close to Brno. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Available immediately. Possibility to rent for an indefinite period.

### Location:

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

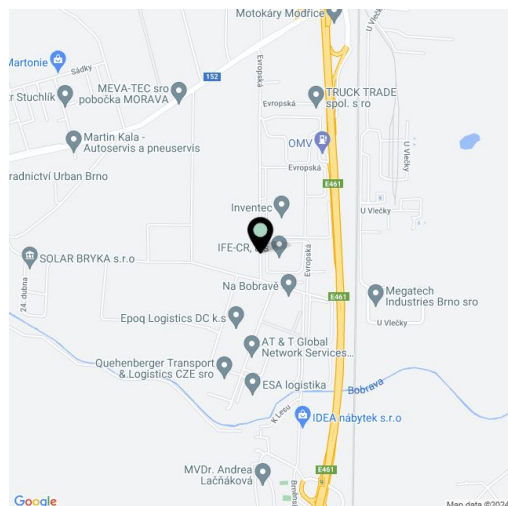
### Industrial/Warehouse space:

- Bridge crane 8t
- 1 direct entry to the unit
- Dimension of entrance gate 4 x 4,5 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 2,75m
- Air-conditioning
- External blinds

Lessee pays no commission.





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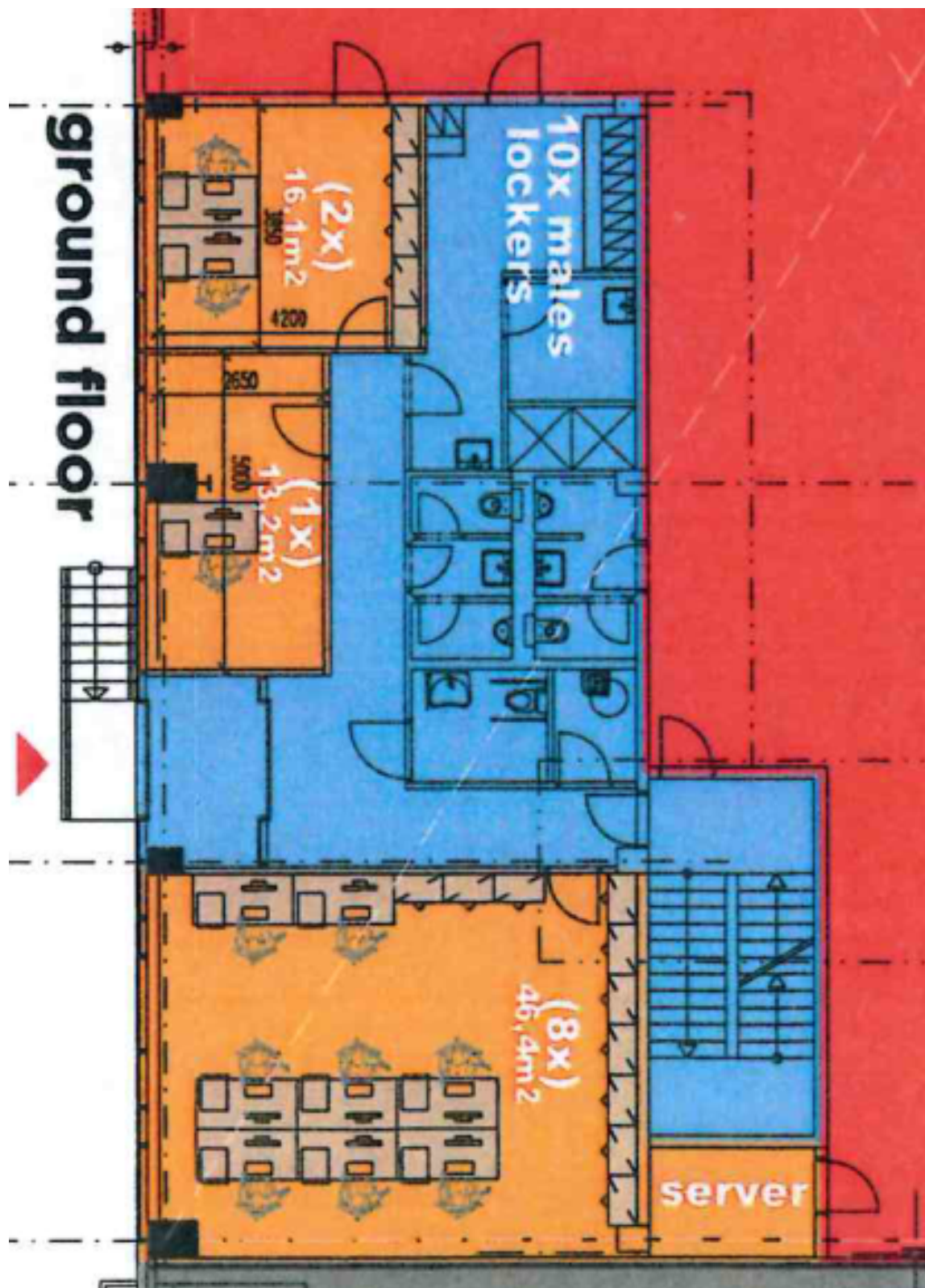




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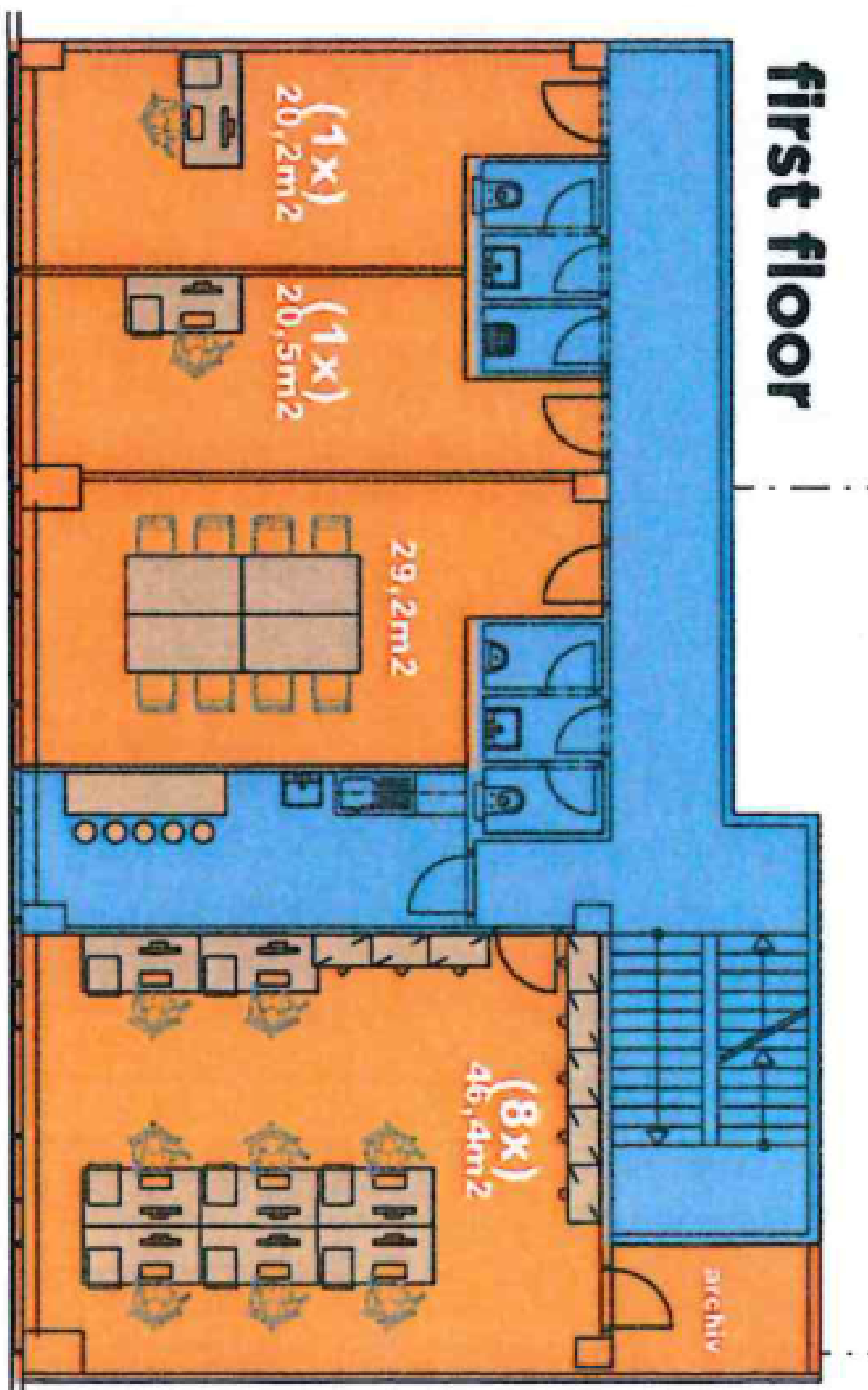




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|                                     |                            |
|-------------------------------------|----------------------------|
| Warehouse space gnd floor           | 724 m <sup>2</sup>         |
| Office gnd and 1st floor            | 216 m <sup>2</sup>         |
| Sanitary + others gnd and 1st floor | 144 m <sup>2</sup>         |
| <b>Total unit B1</b>                | <b>1.084 m<sup>2</sup></b> |



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