



## Industrial space

10 446 m<sup>2</sup>, Karviná, Karviná, Bohumínská

Ask for price





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<b>Total area</b>	10 446 m <sup>2</sup>
<b>Available area for rent</b>	10 446 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>	36095

**10,446 sq.m.** of industrial, warehouse and office space for lease in a new hall in the industrial park. 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. Thanks to its location the park is suitable for domestic and international distribution and production. Available within 9 months after signing of the contract.

### Location:

The park is located just 10 km from Polish border and 30km from Ostrava. The park is an ideal base for high-tech production, test facilities and automotive supply chains. The park's accessibility is enhanced by nearby Ostrava airport (50km).

### 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

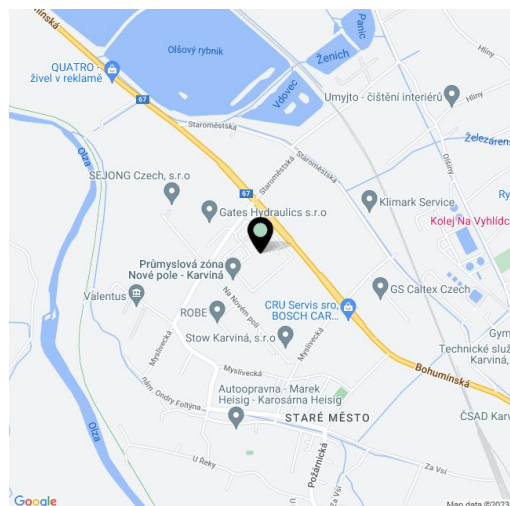
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- 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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