



## Warehouse space

Ask for price

80 894 m<sup>2</sup>, Ostrava-město, Ostrava - Hrušov, Orlovská





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Total area	80 894 m <sup>2</sup>
Available area for rent	80 894 m <sup>2</sup>
Min. area	2 000 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	6 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	37971

**80,894 sq.m.** of class-A warehouse, industrial and office space for lease. The individual requirements of the tenants may be taken into account during the construction. Implementation will take place according to BREEAM certification standards. The construction is planned in 4 phases with expected completion in the following terms:

Phase A (17 557 sq.m.) - 1Q/2022, Phase B (28 785 sq.m.) - 3Q/2022, Phase C (28 785 sq.m.) - 2Q/2023, Phase D (17 557 sq.m.) - 1Q/2024. Units from 2,000 sq.m. The condition for starting the construction is the conclusion of a lease agreement.

### Location:

The park is located near the city of Ostrava with a direct connection to the D1 highway (direction Brno, Prague, Poland).

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Inhouse property management
- Secured access to the site 24/7
- Car parking spaces
- Trailer parking spaces
- Electrical vehicles charging points
- Smart Metering Ready

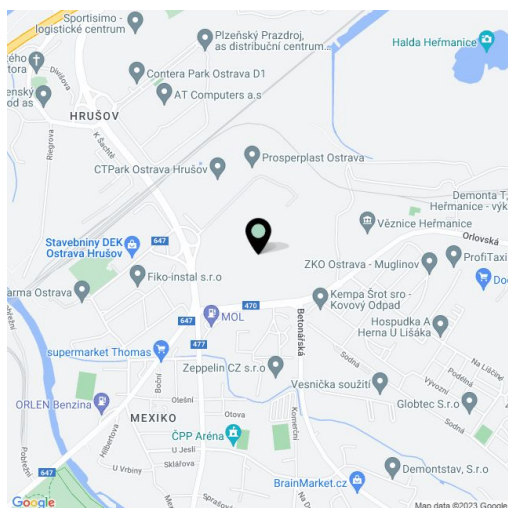
### Industrial/Warehouse space:

- Dock Doors (1 per 850 sq.m.)
- Electric drive-in doors (1 per 5 000 sq.m.)
- Floor loading capacity 6 t/sq.m.
- Clear height 10 m to 17,5 m
- Column grid 12 m x 24 m
- LED lighting
- ESFR sprinklers

### Office:

- Turnkey solution

Lessee pays no commission.





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