



## Warehouse space

10 210 m<sup>2</sup>, Ostrava-město, Ostrava, Halasova

Ask for price





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<b>Total area</b>	10 210 m <sup>2</sup>
<b>Available area for rent</b>	10 210 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>	39398

**10,210 sq.m.** of warehouse and office space including background for lease in an area located in Ostrava - Vítkovice. After a demanding rehabilitation, the 44ha brownfield is ready for the construction of a modern commercial-industrial park. The tenants of the park have at their disposal premises of various sizes suitable for companies operating in a wide range of commercial and production act.

### Location:

The park is located in the wider center of Ostrava in the area of Ostrava Vítkovice with excellent transport accessibility. Direct connection to the highway leading to Brno and Poland. There are 3 entrances to the park. There is a tram stop near the complex.

### Features and Services:

- All infrastructure available on site
- High standards of buildings
- A functional railway along the eastern perimeter of the compound
- A large number of parking spaces for cars and trucks

### Industrial/Warehouse space:

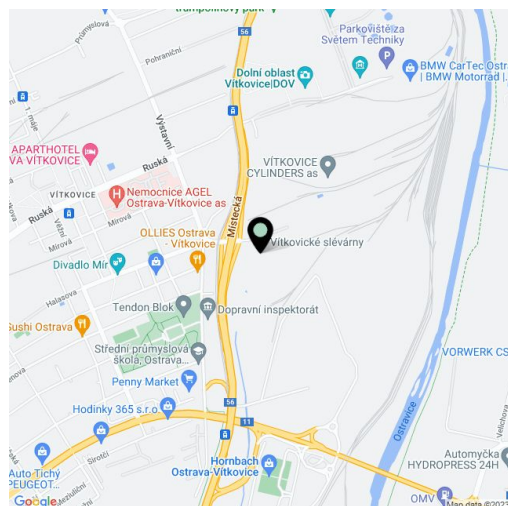
- Flexible unit layouts
- Variable units from 1,500 sq.m.
- 4 drive-ins
- 16 docks with loading bridge
- Floor load: 5t/sq.m.
- Clear height of storage areas: 10-12 m
- Column module: 24×12 m
- Loading yard: 35 m
- Sprinklersystem
- Infrared emitters /ceiling heating units
- BREEAM Very Good

### Office:

- Flexible office layout
- Air-conditioning

**Available from Q4/2024.**

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





**LEGENDA**

- OF - KOMUNIKACE - HLAVNÍ TRASY
- OF - KOMUNIKACE - HLAVNÍ TRASY
- OF - KOMUNIKACE - PŘÍPOJNÉ PŘECHODY
- OF - PLYNOVODNÁ ČIŠTĚNA
- OF - TRÁVA/ODVLAKOVA
- KOLEJE
- OF - VÝTUKOVNÁ
- OF - SÚZNICE
- OF - BEZNICE 30m
- OF - BEZNICE 15m
- OF - PVA HŘÍŠTÍŠNĚ
- OF - KANALIZACE 500
- ZALÍTOVACÍ ÚJEHY
- NAVLÁŽENÍ TRÁVA/ČIŠTĚNA
- NÁVNĚVNÍ KOMUNIKACE
- STĚNĚ ROKOVÍ
- ŽELEŽNĚ
- ZAPRÁVŔŔOVACÍ ÚJEHY - PÁKOVANĚ VÝSTĚNĚ
- STROPNĚ PĚŤŦOVĚ FAKTŦOVĚ KOMUNIKACE
- STROPNĚ PĚŤŦOVĚ JEDNĚ ZÁKOVĚ KOMUNIKACE (15m)

Objekt	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	Podstavnost	
M1	20 510	20 464	4 032	7	1 462	2 380	30	5	161	242	13
M2	20 510	20 464	4 032	7	1 462	2 380	30	5	161	242	13
M3	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M4	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M5	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M6	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M7	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M8	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M9	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M10	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M11	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M12	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M13	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M14	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M15	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M16	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M17	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M18	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M19	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M20	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M21	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M22	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M23	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M24	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M25	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M26	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M27	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M28	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M29	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M30	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M31	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M32	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M33	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M34	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M35	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M36	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M37	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M38	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M39	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M40	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M41	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M42	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M43	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M44	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M45	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M46	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M47	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M48	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M49	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17
M50	14 498	14 191	2 307	4	825	1 425	16	4	81	136	17

**Summary Table:**

Objekt	4034	2040	2040	4770	4190	308
<b>CELKEM</b>	<b>4034</b>	<b>2040</b>	<b>2040</b>	<b>4770</b>	<b>4190</b>	<b>308</b>

\* All numbers are rounded to the nearest whole number and are for informational purposes only.  
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Budova	Zastavěná plocha m <sup>2</sup>
L1	28 516
L2	29 524
L3	16 438
M1	10 516
M2	14 884
M3	14 884
M4	10 516
S1	3844
S2	7564
S3	4180
S4	4180
S5	4180
XSI	1444
XSI	1444
XSI	1444
<b>Celkem</b>	<b>152 114</b>