



Industrial space

20 570 m², Benešov, Ostředek

Ask for price





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Total area	20 570 m ²
Available area for rent	20 570 m ²
Office area	660 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	41765

19,910 sqm of industrial and **660 sqm** of office space for lease in logistic park. The premises are suitable for light manufacturing, logistics and distribution centers, offer a high standard of equipment and flexible spaces can be adapted to specific client requirements. Available in 11 months after signing the contract.

Location:

The park occupies a prime location on the main D1 arterial route, near exit 34. The park's excellent location allows easy travel to the Prague city center in just 30 minutes, while other major Czech city centers such as Brno or Ostrava are within 1.5 and 3.5 hours, respectively. The site also provides easy access to markets in Slovakia, Austria, Hungary and Poland.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- Gas station

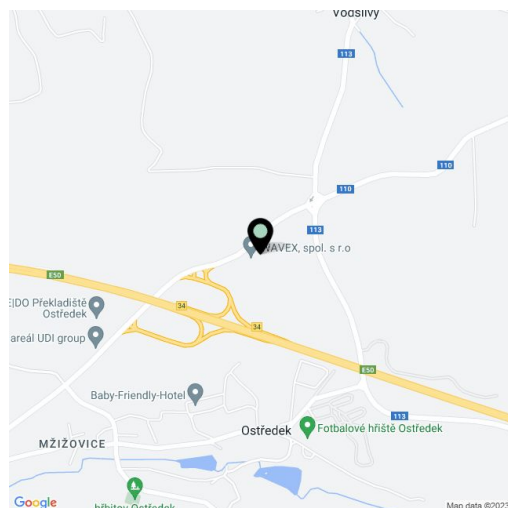
Industrial/Warehouse space:

- Floor loading capacity 5 T/sqm
- Clear height 10 m
- Loading docks 1/800 sqm
- Min. 1 directly entry to the unit
- Light intensity 300 Lux
- Column grid structure 24x12 m
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

Office:

- Office space according to client requirements
- Air-conditioning
- Light intensity 500 Lux
- Canteen

Lessee pays no commission.





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