



## Industrial space

35 000 m<sup>2</sup>, Bruntál, Bruntál, Opavská

Ask for price



**LEGENDA**  
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Budova	Velikost (m <sup>2</sup> )	Termín dodání	Dostupnost
A	35.000	Q3-Q4/2023	k dispozici
B	10.000	Q3-Q4/2023	k dispozici
C	4.800	Q3-Q4/2023	k dispozici
D	4.200	Q3-Q4/2023	k dispozici



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<b>Total area</b>	35 000 m <sup>2</sup>
<b>Available area for rent</b>	35 000 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>	43304

**35,000 sq.m.** of industrial, warehouse and office space for lease in Bruntál, near the German border. The high standard premises are suitable as a logistics center or light manufacturing and can be adapted based on the client's requirements. Additional buildings are planned to be built in the complex (BTS solution).

### Location:

The campus is located in Bruntál in the Moravian-Silesian region, access to the D1 highway approx. 50 km and 20 km to the Polish border (Krnov 24 km, Opava 35 km, Ostrava 65 km, Olomouc 50 km).

### Features and Services:

- flexible units (storage/office/light production/showroom)
- property management services
- 24/7 security and CCTV
- property maintenance
- sufficient no. of parking spaces
- high-standard buildings

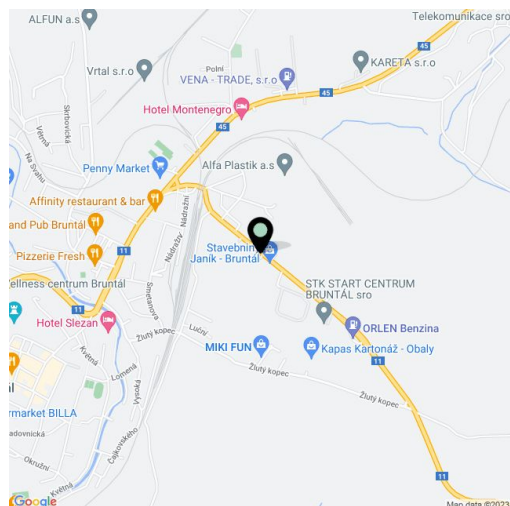
### Industrial/Warehouse Space:

- BREEAM certification
- docks, loading ramps and zero level access
- min. 1 direct entry to the unit
- 3.4 x 4.2 m entrance gate
- floor loading capacity of 5 t/sq. m.
- increased loading capacity of roof construction up to 30 kg/sq.m.
- column grid structure 12 x 24 m
- opening skylights up to 8%
- clear ceiling height 10.5 m
- smart LED lighting min. 300 Lux
- utility connections (water, sewerage, gas, electricity)
- electrical substation with unlimited supply
- Industry 4.0 features
- 3 500 sq.m. smallest size of independent unit

### Office:

- turnkey office solution

Lessee pays no commission.



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