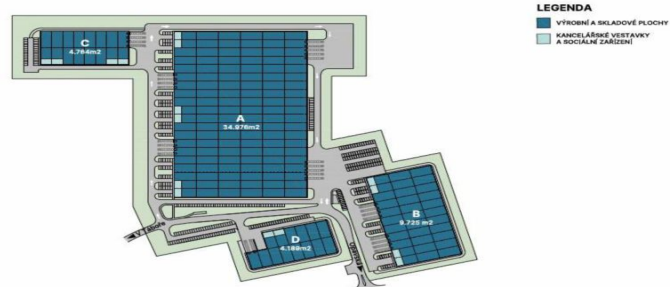


**Industrial space**4 800 m², Bruntál, Bruntál, Opavská**Ask for price**

Budova	Velikost (m ²)	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



Industrial space

4 800 m², Bruntál, Bruntál, Opavská

Ask for price

Total area	4 800 m ²
Available area for rent	4 800 m ²
Ceiling height	10.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	43306

4,800 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

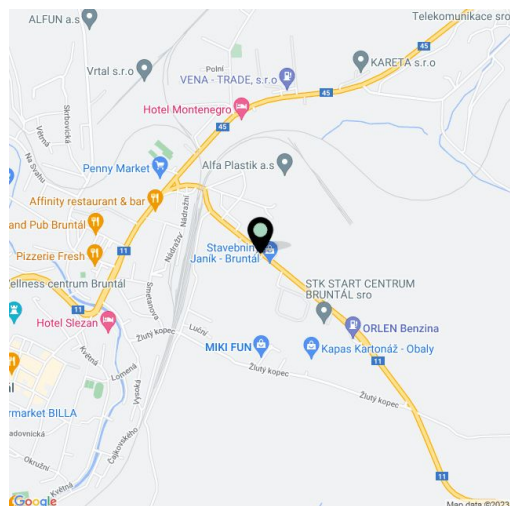
Industrial/Warehouse Space:

- 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.



4 800 m², Bruntál, Bruntál, Opavská

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