

## Industrial park

Ask for price

26 650 m<sup>2</sup>, Žďár nad Sázavou, Lavičky



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<b>Total area</b>	26 650 m <sup>2</sup>
<b>Available area for rent</b>	26 650 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>	G
<b>Reference number</b>	106823

The industrial park offers production, warehouse, and office spaces for lease. Comprising a single building with a total area of 26,000 m<sup>2</sup>, it is designed for warehousing, logistics, and light manufacturing. The park includes Built-to-Suit (BTS) warehouses tailored to tenant specifications, as well as City Flex units for efficient last-mile logistics. Available within 6 to 12 months.

**Location:**

Located 50 km from Brno and 135 km from Prague, with direct access to the D1 highway at Exit 141.

**Features and Services:**

- Sufficient parking space
- Electrical cars charging station
- Bike shelters
- Photovoltaic installation to be located on the roof, power of 50 kWp
- Toilet-flushing graywater system,
- BREEAM certification at the „Excellent“ level

**Industrial/Warehouse space:**

- Dock levelers & loading ramps
- Drive-in
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Column grid structure 22,6 x 12 m
- Smart Lighting Control, LED lighting
- Sprinkler system

**Office:**

- Turn key office
- Air-conditioning

Lessee pays no commission.

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