

14 788 m<sup>2</sup>, Žďár nad Sázavou, Velká Bíteš



STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, slabs on 150 mm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 cm grid per span</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 joints, 30 mm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 60 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<p><b>ROOF</b></p> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for clients installation</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Optimum drainage system</li> <li>• Emergency overflows</li> </ul>	<p><b>FAÇADE</b></p> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double glazed windows in offices with insulated PVC profiles</li> </ul>	<p><b>DOCKS</b></p> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 1.5 x 4.2 m drive in gate for each 1 500 sqm of hall</li> </ul>
<p><b>HALL INSTALLATIONS</b></p> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for warehousing</li> <li>• 220V lighting under roof (LED light certified bank and pumps)</li> <li>• 200 lux LED lighting including influence of direct irradiation</li> <li>• 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall</li> </ul>	<p><b>PRODUCTION UPGRADE (OPTIONAL)</b></p> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing warehousing</li> <li>• 300 lux LED lighting (including influence of direct irradiation)</li> <li>• Increased percentage of skylights area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment</li> <li>• Aluminium entrance door with access to entrance lobby</li> <li>• Thin carpet or PVC floor surfaces, suspended mineral wool ceiling</li> <li>• Solid Form with raised: facade, wall tiles, and floor accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Server room with 1 split units and antistatic PVC floor</li> <li>• Trip coating</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 200 mm high curb, entrance barriers and metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>	

## Warehouse space

Ask for price

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Total area	14 788 m <sup>2</sup>
Available area for rent	14 788 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107442

**14,788 sqm** of warehouse, industrial and office space for lease in the logistic park. The premises are suitable for warehousing and light manufacturing. Photos are illustrative.

**Location:**

The park is located in an industrial zone in the northwest of the village of Košíkov, west of Brno. Highway D1 (Prague-Brno-Ostrava) exit 162 is 1 km away. Public transport (bus) is within walking distance.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- 57 x car parking places
- Retention pond

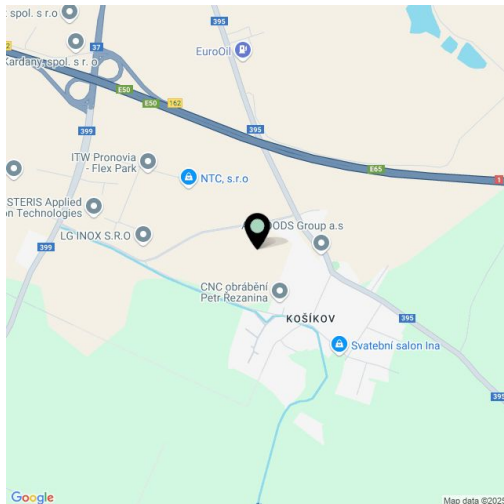
**Storage/Industrial space:**

- 2 x Drive-in
- 21 x Loading docks
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

**Office:**

- Office space with facilities according to the clients requirements

Lessee pays no commission.



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