



Warehouse space

35 000 m², Znojmo, Znojmo, Průmyslová

Ask for price





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Total area	35 000 m ²
Plot	29 145 m ²
Reference number	107871

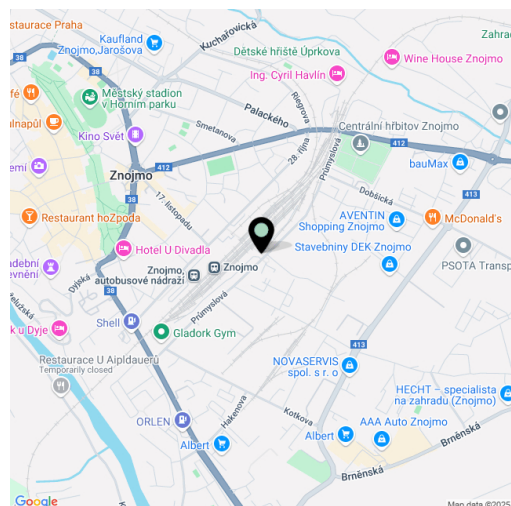
An offer of an industrial area in the southern part of Znojmo, in the tourist-attractive Podjí, not far from the border with Austria. A significant part of the buildings is leased for production or storage purposes, which makes the complex an interesting investment opportunity. The area is excellently accessible for trucks and is located near the freight station, with the possibility of using a connecting rail yard.

Key investment criteria:

- **multi-functional area** for production, storage and business purposes with its own energy center, offices, canteen and gatehouse
- it is accessible via a **paved road** and connected to all **utility networks**
- the complex includes several separate buildings, **regularly maintained**, aged 6-49 years
- outdoor **parking area**
- convenient location in the industrial part of **Znojmo**, 52 km southwest of **Brno**, 10 km from the border with **Austria**

Property description:

- **001 Production building**
 - 5 floors, **total area of 13,423 m²**
 - floor construction height: ground floor 4.17 m, 1st-3rd floors 6.60 m, 4th floor 6.9 m
 - floors: concrete in the production area, ceramic and PVC in the hygienic area
 - equipment: **4 freight elevators** and a passenger elevator, sanitary facilities and changing rooms, heating with a steam and hot water system
 - use: **workshop and machine rooms**, storage rooms on the ground floor
 - **leased until 9/30/2026**
- **002 and 003 Administrative building and wholesale**
 - ground floor part in the shape of the U letter, connected to the high-rise building, **total area of 2,720 m²**
 - structural height of floors: 1st underground floor 4.80 m, ground floor 4.10 m, 1st-3rd floors 3.3 m, 4th floor 3.6 m, 5th floor 4.1 m, 6th floor 1.85 m
 - equipment: passenger lift with a load capacity of 500 kg, entrance hall with concierge and visitor's room, areas for relaxation and gathering,





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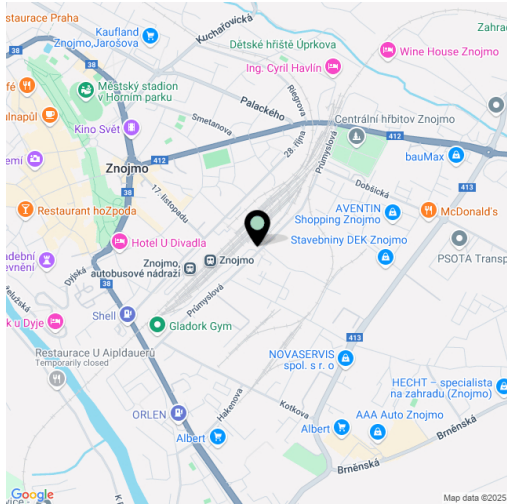


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sanitary facilities

- use: **offices and operating rooms on the 1st - 4th floors**
 - **leased until 9/30/2026**
- **004 Energy Center**
 - 2 above-ground and 1 underground floors, **total area of 1,100 m²**
 - structural height of floors: 1.underground-ground floors 4.8 m, 1st floor 5.5 m
 - floors: concrete, ceramic tiles in the dressing room, washroom and toilet
 - equipment: new **gas boiler**
 - use: on the ground floor are boiler room, water treatment plant, compressor room, LV substation, warehouses, workshops and sanitary equipment, on the 1st floor HV substation, offices, laboratory, the dressing room with washroom and hygiene equipment, on the 1st underground floor condensate tank
 - **005 New production building**
 - 2 floors, **total area of 2,116 m²**
 - structural height of floors: 1st underground floor 5.2 m, ground floor 8.3 m
 - equipment: ridge **skylight** for natural lighting, administrative and sanitary facilities
 - use: **production premises**
 - **leased until 5/31/2032**
 - **006 Production building + extension**
 - 6 above-ground floors, **total area of 13,734 m²**
 - structural height of all floors: 5.4 m
 - structural height of the extension ceiling: 6.2 m
 - floors: concrete with a cast sadurite top layer, ceramic tiles in the sanitary area
 - equipment: passenger lift (capacity 500 kg), **2 freight lifts (capacity 5000 kg), cargo ramp**
 - use: **production areas, storage areas, offices** and sanitary facilities, HVAC machine rooms
 - **rented until 9/30/2026.**
 - **007 Canteen, shop**
 - 2 above-ground and 1 underground floors, **total area of 1,600 m²**
 - floors: ceramic and partly concrete in the basement
 - equipment: 2 staircases, standard kitchen equipment, sanitary facilities, air conditioning
 - use: on the 1st underground floor are storage areas, **cold rooms**, food preparation rooms, on the ground floor is **a kitchen with storage areas**, on the 1st floor is **canteen**
 - **leased for an indefinite period** with a notice period of 3 months
 - the purchase price also includes other smaller storage areas, garages, a

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Znojmo is the second largest city in the South Moravian Region, located 52 km southwest of Brno and approx. 10 km from the border with Austria. The place is located in the **industrial zone** of the southern part of the city below the main railway station and is very accessible for trucks. There is a **freight station** nearby with the possibility of using a connecting rail yard.

