



Industrial park

93 959 m², Nový Jičín, Hladké Životice, Kujavská

Ask for price





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Total area	93 959 m ²
Available area for rent	93 959 m ²
Min. area	19 418 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	104848

The complex offers for lease production, warehouse and office space in Hladké Životice. The park with a total area of 95,000 sqm will offer rental space in 4 halls, each of which has more than 20,000 m², which can be divided into smaller units according to the needs of individual clients. The premises are suitable for light manufacturing, logistics or distribution and can be put into use as early as 12 months after signing the lease agreement.

Location:

The industrial park is located directly on the D1 motorway exit, which connects Prague, Brno and Ostrava.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 321car parking places
- 14 truck parking places

Warehouse/Industrial space:

- 7 Drive-ins
- Floor loading capacity 5 t/m²
- Clear height 10,5 m
- 44 Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- BREEAM excellent certified

Office:

- Build-to-suit
- Light intensity 500 Lux
- Clear height 2,7 m
- Air-conditioning

Lessee pays no commission.

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The site plan illustrates the layout of the proposed development, including four main buildings (A, B, C, and D) and their associated parking areas. The plan is color-coded to show the status of parking spaces: grey for 'OCCUPIED', yellow for 'AVAILABLE', and white for 'PLANNED AVAILABLE'. Building A is a large rectangular structure with multiple 'OFFICE' labels and 'DRIVE-IN' parking. Building B is a smaller rectangular structure. Building C is a long, narrow structure. Building D is a large, irregularly shaped structure. The plan also shows a 'SPRINKLER STATION' and 'TRUCK PARKING PLACES'.