



Logistic park

27 487 m², Břeclav, Zaječí, Hlavní

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE • Pad or pile foundations, insulated plinth, ground up to 50 cm above floor • Prefabricated concrete columns in 12 x 24 m grid per span • Prefabricated concrete or steel roof beams, clear height of 10 m	FLOOR • Floor: reinforced concrete floor, PE membrane, 60 mm thick, surface treated with hardener • Load capacity of 50 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3	ROOF • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for client installation • Min. 2% of slope in warehouse area • Synthetic drainage system, emergency overflow	FACADE • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to eaves, 4 m height • Double glazed windows in offices with insulated PVC profiles	DOCKS • 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity, PVC checker, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall
HALL INSTALLATIONS • Gas safety system or infrared gas radiators, heating according to norms for warehousing • 220V gridlines under roof, fire (gas) and fire (water) pumps • 240 W LED lighting including influence of climate insulation • 1x 400 kVA dry transformer station per each 15 000 sqm of hall	PRODUCTION UPGRADE (OPTIONAL) • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (warehousing) • 300 W LED lighting including influence of climate insulation • Increased percentage of daylight area	OFFICES • 2 floor custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliances • Aluminium entrance door with canopy to entrance lobby • Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels • Solid frame with curved facade, wall tiles, and basic accessories • PVC roller trays below windows, 1x 220V socket per work place • Server room with 2 split units and antistatic PVC floor • Trip cooling	OUTSIDE AREAS • Hard areas from concrete panels, sloped for drainage • 2m high fence, base, entrance barrier and manual gate • Green areas with grass, bushes, and trees	



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Total area	27 487 m²
Available area for rent	27 487 m²
Ceiling height	10 m
Floor loading capacity	5 t/m²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107396

The logistic park offers warehouse, industrial and office space for lease. Premises are suitable for logistics and light manufacturing.

Location:

The park is located in Zaječí near the D2 motorway, which provides a fast connection to Brno and Bratislava, and thanks to the connection to the European E65 road, this park is also ideal for international business activities.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- 97 x car parking places
- 14 x truck parking places
- Truck loading yard
- Retention pond

Storage/Industrial space:

- 8 x Drive-in
- 32 x Loading docks
- Floor loading capacity 5 t/m²
- 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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