



Industrial space

15 128 m², Břeclav, Zaječí, Hlavní

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pile foundations, insulated plinth, ground up to 10cm above floor
- Prefabricated concrete columns in 12 x 24 m grid and per span
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Floor reinforced concrete floor, PE membrane, 100 mm, 100 mm thick, surface treated with hardener
- Load capacity of 10 kN/m², 100 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 electric installation
- Min. 2% of overhang in warehouse area
- Siphonic drainage system
- Emergency roof hatch

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to eaves, 4.5m height
- Double glazed windows in offices with insulated PVC profiles

DOCKS

- To electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity, PVC channel, wheel guides
- To electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall

WALL INSTALLATIONS

- Gas tubes, heaters or infrared gas radiators, heating according to norms for warehousing
- 220V sockets under roof, 3x 63 A (3-phase) and pumps
- 200 mm 220V cabling, including influence of electric installation
- To 400 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (ventilation)
- 200 mm 220V cabling, including influence of electric installation
- Increased percentage of daylight area

OFFICES

- 2 level custom designed in built, incl. offices, social, locker rooms, day room, rest furniture and appliances
- Aluminium entrance door with canopy to entrance lobby
- Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels
- Solid rooms with acoustic ceiling, wall tiles, and fixed accessories
- PVC cable trays below windows, 2x 220V socket per work place
- Server room with 2 light units and automatic PVC floor
- Trip cooling

OUTSIDE AREAS

- Hard areas from concrete paving, sloped for drainage
- 2m high noise fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees



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Total area	15 128 m ²
Available area for rent	15 128 m ²
Min. area	15 128 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107406

15,128 m² of industrial, warehouse and office space for lease. Premises are suitable for light manufacturing and logistics. Available in 18–24 months.

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)
- 52 x car parking places
- 4 x truck parking places
- Truck loading yard
- Retention pond

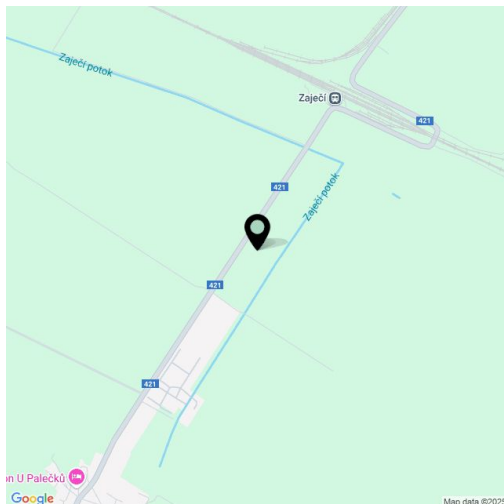
Storage/Industrial space:

- 4 x Drive-in
- 16 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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