



## Warehouse space

4 954 m<sup>2</sup>, Ostrava-město, Ostrava, Rajnochova

**Ask for price**



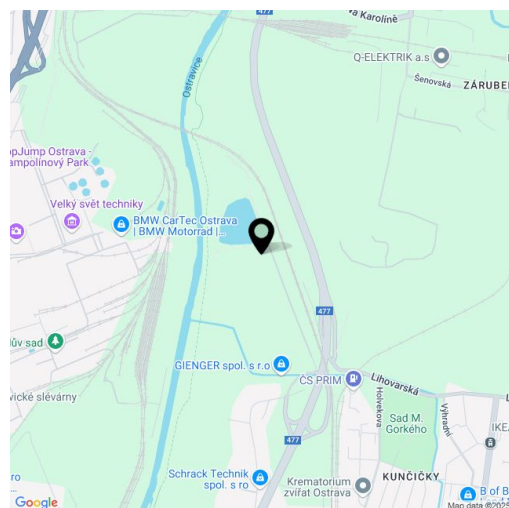


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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 4 954 m <sup>2</sup>          |
| Available area for rent | 4 954 m <sup>2</sup>          |
| Min. area               | 4 954 m <sup>2</sup>          |
| Ceiling height          | 12 m                          |
| Floor loading capacity  | 7 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
| Reference number        | 107676                        |



**4,954 m<sup>2</sup>** of warehouse, industrial and office class A space for lease. The premises are suitable for storage or light production. Turn-key, built-to-suit solutions to fit clients' exact requirements. Available within 12 months after signing the contract. The photographs are for illustrative purposes only.

### Location:

The park is located on the right bank of the Ostravice River, 6 km from the main connection to the D1 motorway, providing excellent accessibility for freight transport within the Czech Republic and abroad. The park is also conveniently connected to Dolní Vítkovice (DOV), a key cultural and industrial location in Ostrava. Major rail corridor offers potential for both rail logistics and public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- BREEAM certification
- FTV panels
- Electric chargers

### Warehouse/Industrial space:

- 5 x Dock levelers & loading ramps
- 1 x Drive in
- Floor loading capacity 7 T/m<sup>2</sup>
- Clear height 12 m
- Column grid structure 12x24 m
- LED & natural lighting
- Sprinkler & fire safety systems

### Office:

- Turn key office
- Clear height 2,75 m
- Kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher

Lessee pays no commission.





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