



### STANDARD TECHNICAL SPECIFICATION

|                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                      |
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| <b>SUPPORTING STRUCTURE</b> <ul style="list-style-type: none"><li>• Pad or pile foundations, insulated plinth, ground up to 30 cm above floor</li><li>• Prefabricated concrete columns in 12 x 24 m grid per segment</li><li>• Prefabricated concrete or steel roof beams, clear height of 10 m</li></ul> | <b>FLOOR</b> <ul style="list-style-type: none"><li>• Fibre reinforced concrete floor, PE membrane, 60 mm thick, 30 mm thick, surface treated with hardener</li><li>• Load capacity of 50 kN/m², 60 kN point load</li><li>• Flatness according to DIN 1822, table 3, line 3</li></ul> | <b>ROOF</b> <ul style="list-style-type: none"><li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li><li>• Free load capacity of 15 kN/m² for client's installation</li><li>• Min. 2% of daylight in warehouse area</li><li>• Synthetic drainage system, emergency overflow</li></ul> | <b>FACADE</b> <ul style="list-style-type: none"><li>• Horizontal sandwich panels with mineral wool insulation</li><li>• Prefabricated concrete facade around docks to approx. 4 m height</li><li>• Double glazed windows in offices with insulated PVC profiles</li></ul> | <b>DOCKS</b> <ul style="list-style-type: none"><li>• 1x electrically operated 3 x 3.2 m dock for each 3 500 sqm of hall</li><li>• Each dock equipped with hydraulic leveler, 40 kN capacity PVC choker, wheel guides</li><li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 3 500 sqm of hall</li></ul> |
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**HALL INSTALLATIONS**

- Gas tubes, heaters or infrared gas radiators, heating according to norms for warehousing
- 220V gridlines under roof, fire (gasol certified) tank and pumps
- 200 kw LED lighting including influence of climate insulation
- 1x 630 kVA dry transformer station per each 3-25 000 sqm of hall

**PRODUCTION UPGRADE (OPTIONAL)**

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing warehousing
- 300 kw LED lighting including influence of climate insulation
- Increased percentage of daylight area

**OFFICES**

- 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliances
- Aluminium entrance door with canopy to entrance lobby
- Thin carpet or PVC floor surfaces, suspended mineral ceiling panels
- Solid floor with raised feature, wall tiles, and floor accessories
- PVC color trays below windows, 1x 220V socket per work place
- Server room with 2 split units and antistatic PVC floor
- Top cooling

**OUTSIDE AREAS**

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



## Logistic park

32 300 m<sup>2</sup>, Přerov, Přerov

**Ask for price**

|                        |                               |
|------------------------|-------------------------------|
| Total area             | 32 300 m <sup>2</sup>         |
| Planned area for rent  | 32 300 m <sup>2</sup>         |
| Ceiling height         | 12.5 m                        |
| Floor loading capacity | 5 t/m <sup>2</sup>            |
| Column grid structure  | —                             |
| Structure              | Reinforced concrete structure |
| PENB                   | G                             |
| Reference number       | 110137                        |

The new industrial park in Přerov will offer two modern halls with a total area of 32 300 m<sup>2</sup>, which will be ideal for storage and production use.

### Location:

The park is located 2 km from the D1 motorway at the 282 km exit, near the future intersection with the D55, which is expected to be operational in 2029.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 106 x car parking places
- BREEAM certification with the aim of achieving the Excellent rating

### Storage/Industrial space:

- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 12,5 -14,5 m
- Docks
- 4 x Drive-in
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning
- LED lighting

Lessee pays no commission.



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