



## Industrial space

6 240 m<sup>2</sup>, Olomouc, Bystrovany, Bystrovany

Ask for price



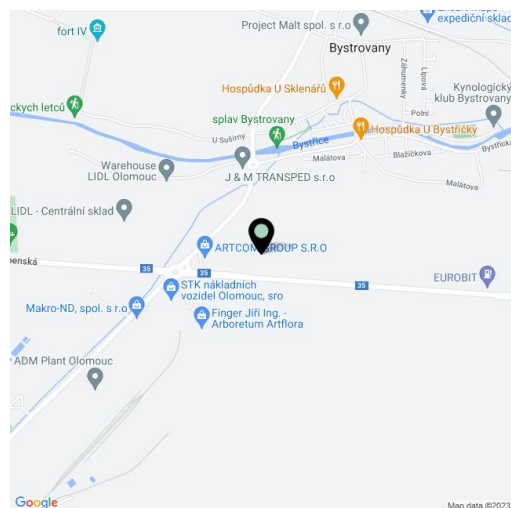


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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 6 240 m <sup>2</sup>          |
| <b>Available area for rent</b> | 6 240 m <sup>2</sup>          |
| <b>Min. area</b>               | 878 m <sup>2</sup>            |
| <b>Ceiling height</b>          | —                             |
| <b>Floor loading capacity</b>  | —                             |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | G                             |
| <b>Reference number</b>        | 39895                         |



**6,240 m<sup>2</sup>** of industrial, warehouse and office space for lease on the eastern outskirts of the city of Olomouc. Seven standalone halls providing production or storage premises and a manoeuvring yard will be built on an area of 200,000 sq m. Office space and showrooms will also be included. Warehouse and production space is tailor-made according to the tenant's requirements. The park offers units from 800 sq m up to a generous 10,000 m<sup>2</sup>.

### Location:

On the eastern edge of the city of Olomouc, in one of the main transport corridors, a new logistics park is being developed for the business activities of future tenants and employees. Park will naturally connect to the city district of Olomouc - Hodolany. The excellent accessibility of the park for freight transport is ensured by the D35 highway exit, which is only 5 km away from the park. It is one of the backbone transport corridors with good accessibility in the direction of Brno, Ostrava, Hradec Králové and Bratislava. A bus stop will be located within the park.

### Features and Services:

- Flexible units
- Outdoor paved areas
- Fencing
- Double glazing
- Air-conditioned premises
- Parking spots for trucks
- Temporary parking at loading stands and ramps
- 357 parking spaces for personal vehicles and vans

### Industrial/Warehouse space:

- Flexible unit layouts
- Variable units from 800 m<sup>2</sup>
- Drive-in
- Loading docks with levellers
- Electrically-operated sectional overhead door 3,000 x 3,200 mm
- Hydraulic ramp 2,500 x 2,000 mm
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 10 m
- Column grid structure: 24 x 12 m
- Sprinklers
- LED lights

### Office:

- Turn key office
- Clear height 2,7 m
- Suspended raster ceiling
- High-quality and durable carpets
- Wiring duct



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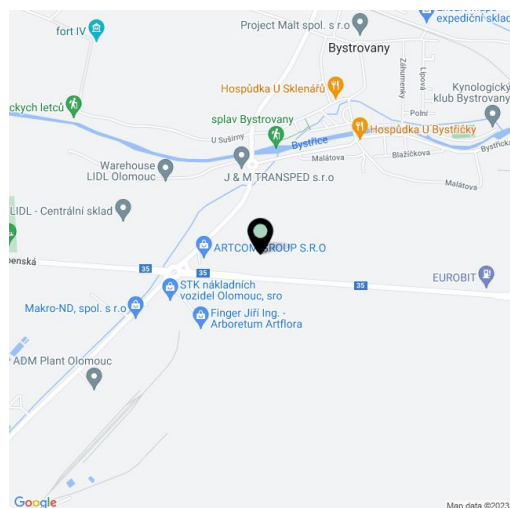
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- Air-conditioning

Lessee pays no commission.

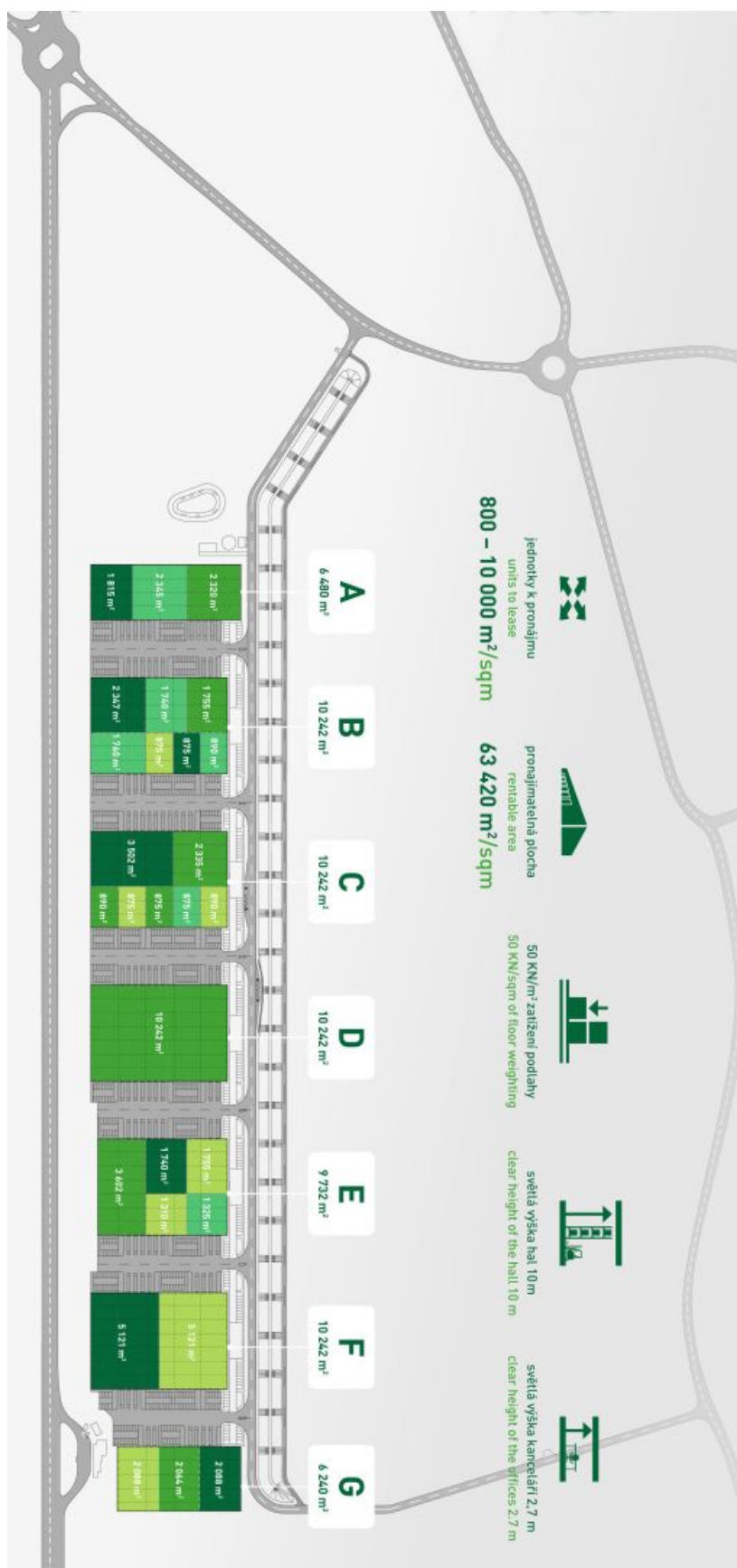




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