



Industrial space

12 564 m², Benešov, Ostředek

Ask for price





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Total area	12 564 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40496

12,564 sq.m. of industrial and office space for lease in industrial area. The premises are suitable for logistics and distribution centers, offer a high standard of equipment and flexible spaces can be adapted to specific client requirements.

Location:

The park occupies a prime location on the main D1 arterial route, near exit 34. The park's excellent location allows easy travel to the Prague city center in just 30 minutes, while other major Czech city centers such as Brno or Ostrava are within 1.5 and 3.5 hours, respectively. The site also provides easy access to markets in Slovakia, Austria, Hungary and Poland.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- Gas station

Industrial/Warehouse space:

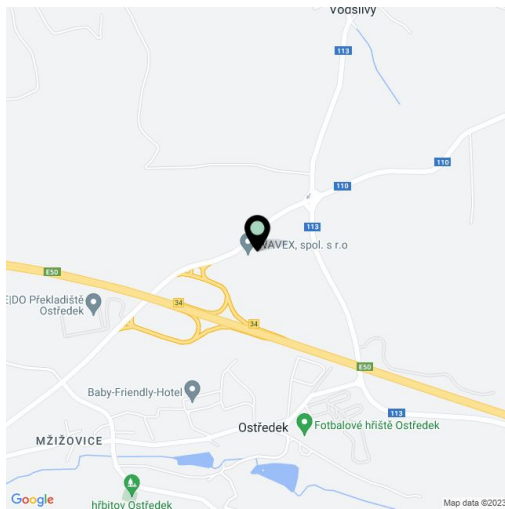
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m
- Min. 1 directly entry to the unit
- Light intensity 300 Lux
- Column grid structure 24x12 m
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

Office:

- Office space according to client requirements
- Air-conditioning
- Light intensity 500 Lux
- Canteen

Available from Q1/2023.

Lessee pays no commission.





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Key Factors

- 1 DC1 (4,540 SQM) - available from Q1/2022
- 2 DC2 (21,254 SQM) - available from Q4/2022
- 3 DC3 (12,564 SQM) - available from Q1/2023

