



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE <ul style="list-style-type: none"> • Pad on pile foundations, insulated plinth, slabs on 150 mm above floor • Prefabricated concrete columns in 12 x 24 m grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	FLOOR <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 40 kN point load • Flatness according to DIN 1822, table 3, line 3 	ROOF <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Optimize drainage system • Emergency roof access 	FAÇADE <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	DOCKS <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity PVC roller, wheel guides • 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 500 sqm of hall
HALL INSTALLATIONS <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V lighting under roof (LED light certified bank and pumps) • 200 lux LED lighting including influence of direct irradiation • 1x 400 kVA dry transformer station per each 1-2 000 sqm of hall 	PRODUCTION UPGRADE (OPTIONAL) <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing warehousing • 300 lux LED lighting (including influence of direct irradiation) • Increased percentage of skylights area 	OFFICES <ul style="list-style-type: none"> • 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool panels • Solid Form with raised: facade, cell file, and basic accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 2 split units and antistatic PVC floor • Top coating 	OUTSIDE AREAS <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 200 mm high curb, entrance barriers and metal gate • Green areas with grass, bushes, and trees 	

12 359 m², Břeclav, Zaječí, Hlavní

Celková plocha	12 359 m ²
Volná plocha k pronájmu	12 359 m ²
Čistá výška stropu	10 m
Nosnost podlah	5 t/m ²
Modul sloupů	—
Konstrukce	Železobetonová konstrukce
PENB	G
Referenční číslo	107404

12 359 m² skladových, výrobních a kancelářských prostor k pronájmu v logistickém parku. Prostory jsou vhodné pro logistiku a lehkou výrobu.

Lokalita:

Park se nachází v Zaječí nedaleko dálnice D2, která zajišťuje rychlé spojení s Brnem i Bratislavou, a díky napojení na evropskou silnici E65 je tento park ideální i pro mezinárodní obchodní aktivity.

Vybavení a služby:

- flexibilní jednotky (sklad / lehká výroba / kancelář / showroom)
- 45 parkovacích míst pro auta
- 10 parkovacích míst pro kamiony
- manipulační plocha pro kamiony
- retenční nádrž

Skladové/výrobní prostory:

- 4 přímé vjezdy
- 16 doků
- nosnost podlahy 5 t/m²
- světlá výška 10 m
- modul sloupů 12x24 m
- LED osvětlení 200 Lux
- ESFR spinkler systém

Kanceláře:

- Kancelářské prostory se zázemím podle přání klientů

Nájemce neplatí provizi.



