

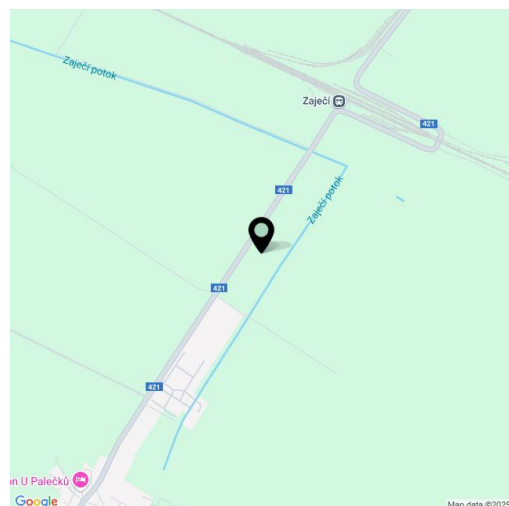


STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad on pile foundations, insulated plinth, concrete up to 30cm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 cm grid per square</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor PE membrane, 100 joints, 30cm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 60 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<p><b>ROOF</b></p> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for clients' installations</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Optimum drainage system</li> <li>• Emergency roof access</li> </ul>	<p><b>FAÇADE</b></p> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double-glazed windows in offices with insulated PVC profiles</li> </ul>	<p><b>DOCKS</b></p> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 3 000 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 3 000 sqm of hall</li> </ul>
<p><b>HALL INSTALLATIONS</b></p> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for warehousing</li> <li>• 220V gridlines under roof, PE (grounded) earthing and pumps</li> <li>• 200 lux LED lighting including influence of direct irradiation</li> <li>• 1x 63 kVA dry transformer station per each 3-2 000 sqm of hall</li> </ul>	<p><b>PRODUCTION UPGRADE (OPTIONAL)</b></p> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing warehousing</li> <li>• 300 lux LED lighting (including influence of direct irradiation)</li> <li>• Increased percentage of dry storage area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 best custom designed in hall, incl. offices, social, locker rooms, day room, exit furniture and equipment</li> <li>• Aluminium entrance door with access to entrance lobby</li> <li>• Thin carpet or PVC floor surfaces, suspended mineral wool panels</li> <li>• Sound floors with raised floor, cell file, and basic acoustics</li> <li>• PVC cable trays below windows, 2x 220V socket per work place</li> <li>• Super room with 2 light units and entrance PVC floor</li> <li>• Trip coating</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 2m-high metal fence, entrance barriers and manual gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>	

15 128 m<sup>2</sup>, Břeclav, Zaječí, Hlavní

Celková plocha	15 128 m <sup>2</sup>
Volná plocha k pronájmu	15 128 m <sup>2</sup>
Čistá výška stropu	10 m
Nosnost podlah	5 t/m <sup>2</sup>
Modul sloupů	—
Konstrukce	Železobetonová konstrukce
PENB	G
Referenční číslo	107406



**15 128 m<sup>2</sup>** výrobních, skladových a kancelářských prostor k pronájmu v průmyslovém parku. Prostory jsou vhodné pro lehkou výrobu a logistiku.

**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)
- 52 parkovacích míst pro auta
- 4 parkovací místa pro kamiony
- manipulační plocha pro kamiony
- retenční nádrž

**Skladové/výrobní prostory:**

- 4 přímé vjezdy
- 16 doků
- nosnost podlahy 5 t/m<sup>2</sup>
- 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.

