



## Industrial space

39 222 m<sup>2</sup>, Nový Jičín, Mošnov, Průmyslová

**Ask for price**





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 39 222 m²                     |
| <b>Available area for rent</b> | 39 222 m²                     |
| <b>Ceiling height</b>          | 10 m                          |
| <b>Floor loading capacity</b>  | 7 t/m²                        |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | B                             |
| <b>Reference number</b>        | 103640                        |

**39,222 sq.m.** of industrial, warehouse space for lease near the international airport. The premises are suitable for logistics and light manufacturing. The area allows a combination of road and rail transport with a container terminal with connection to air transport. Available from 8 months after signing the contract. Possibility of construction into ownership.

### Location:

The park is located south of Ostrava near the Leoš Janáček International Airport with excellent traffic access to the D1 motorway.

### Facilities and services:

- Flexible units (warehouse / office / light manufacturing)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Parking places
- High standard of building

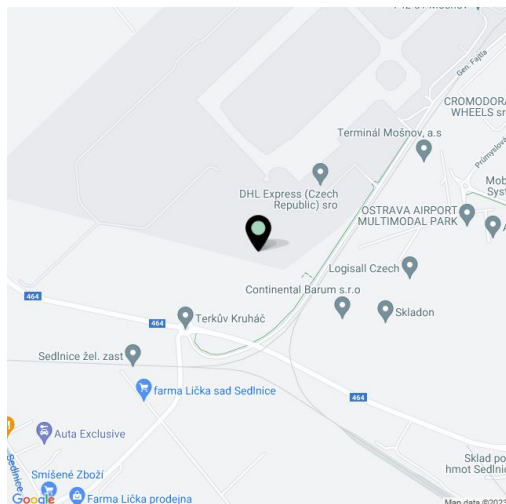
### Warehouse/industrial space:

- 38 x hydraulic ramps
- 4 x drive ins
- Dimension of entrance door (drive-in) 4x4,5 m
- Floor loading capacity 7 t/sq.m.
- Clear height 10 m
- Column grid structure 12x24 m
- LED lighting 150 Lux
- Sprinkler system

### Offices:

- Office space according to client requirements
- LED lighting 500 Lux

Tenant does not pay commission.

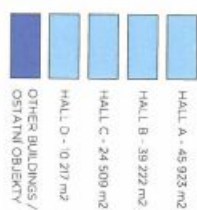




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|                                   |                                 |                                     |                                |                                |
|-----------------------------------|---------------------------------|-------------------------------------|--------------------------------|--------------------------------|
|                                   |                                 |                                     |                                |                                |
| PRÍJEZDOVÁ KOMUNIKACE             | ARRIVAL ROAD / VSAKOVACÍ OBJEKT | SEEPAGE FACILITY / VSAKOVACÍ OBJEKT | GREENERY / ZELEN               | YARDS / MANIPULAČNÍ PLOCHA     |
|                                   |                                 |                                     |                                |                                |
| OTHER BUILDINGS / OSTATNÍ OBJEKTY | HALL D - 10 217 m <sup>2</sup>  | HALL C - 24 509 m <sup>2</sup>      | HALL B - 39 222 m <sup>2</sup> | HALL A - 45 923 m <sup>2</sup> |

