

PARK OSTRAVA WEST

92,000 sq m

 **Accolade**

Park Ostrava West offers almost 92,000 sq m of industrial space suitable for production activities. Located in Hladké Žitovice just 14 km from the Ostrava.



OLOMOUC

60 km, 45 min

BRNO

138 km, 95 min

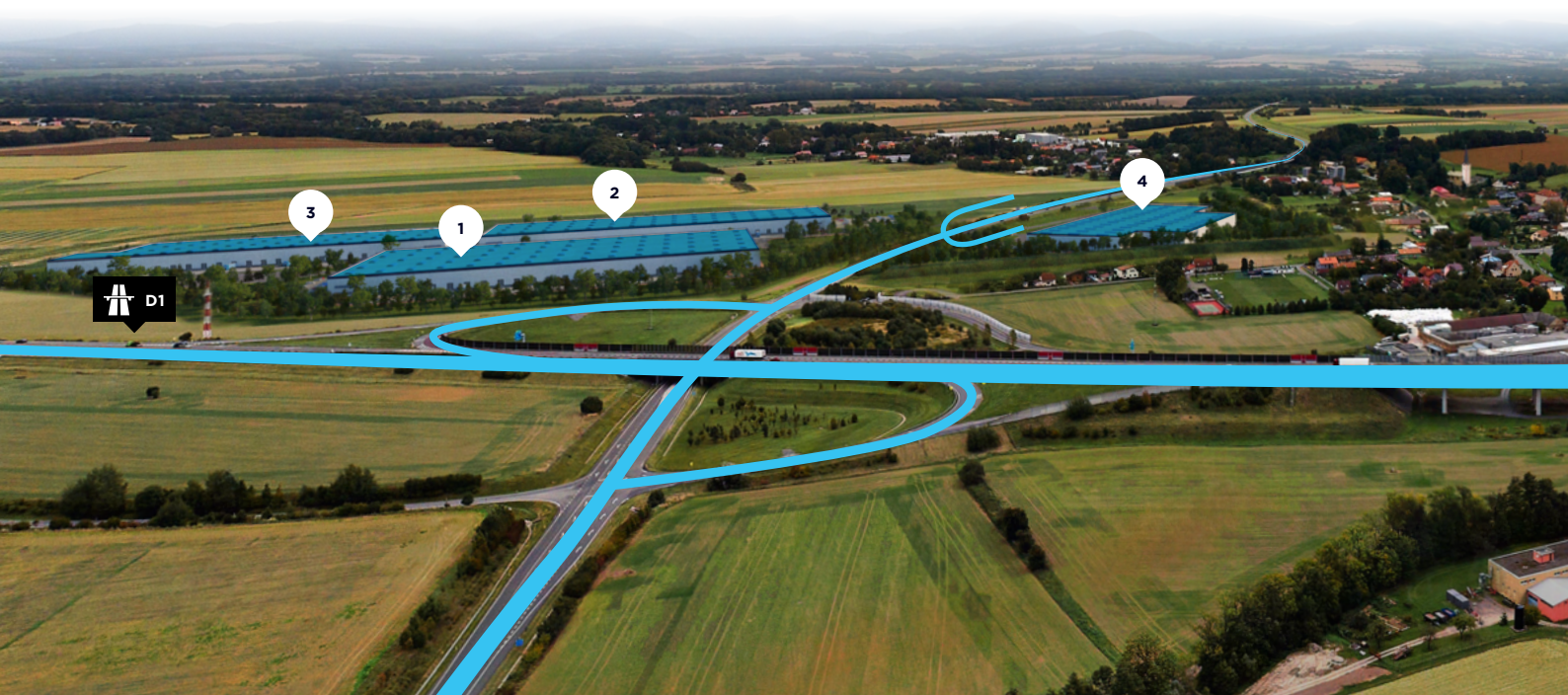


OSTRAVA

14 km, 10 min

KATOVICE

122 km, 80 min



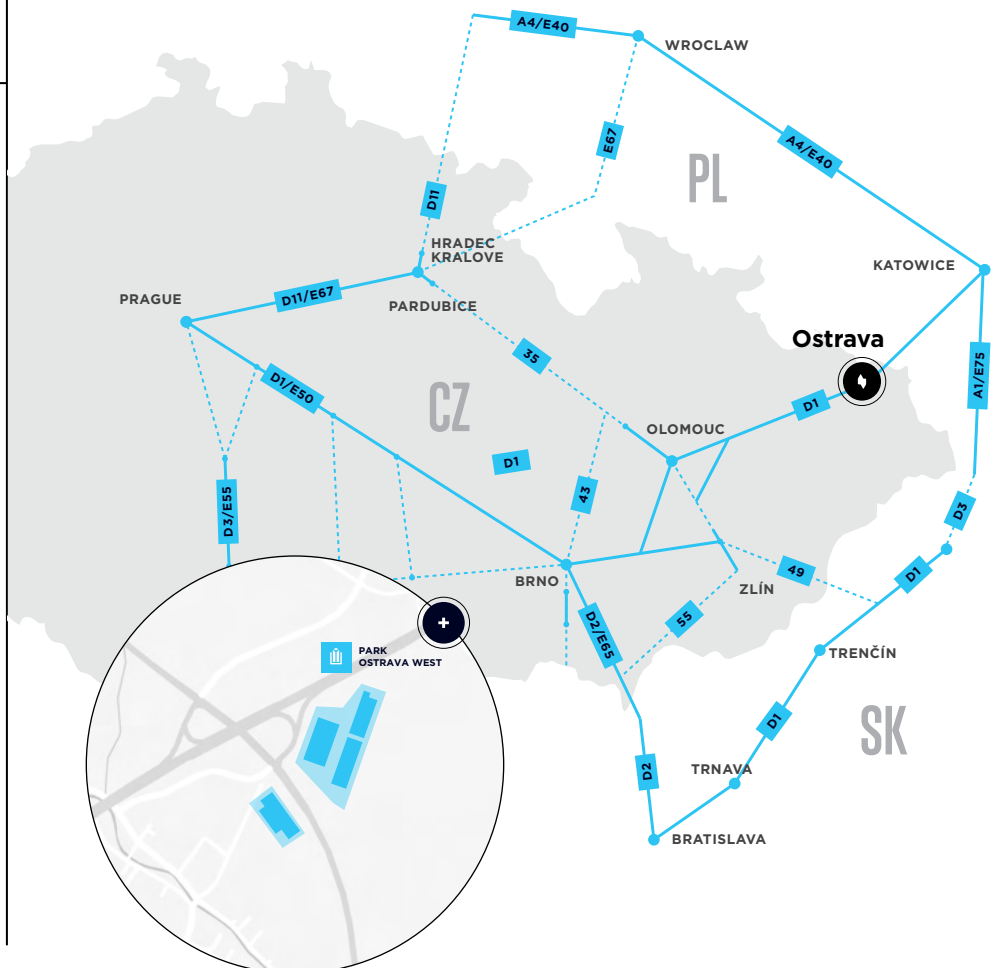
LOCATION IS KEY

DEVELOPMENT SPACE

Park Ostrava West offers almost 92,000 sq m of industrial space suitable for production activities.

ACCESS

Excellent and easy access to motorway D1 connecting the Ostrava, Brno and Praha (exit 330).



BUILDING INFORMATION

Total built-up area	92,000 sq m
Building 1	29 ,000 sq m
Building 2	22 ,000 sq m
Building 3	18 ,000 sq m
Building 4	23 ,000 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 10,5 m
ESFR sprinkler system
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Existing in “as is” conditions

SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM “Excellent” rating at least.



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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