

# PARK OSTROV SOUTH

65,341 sq m

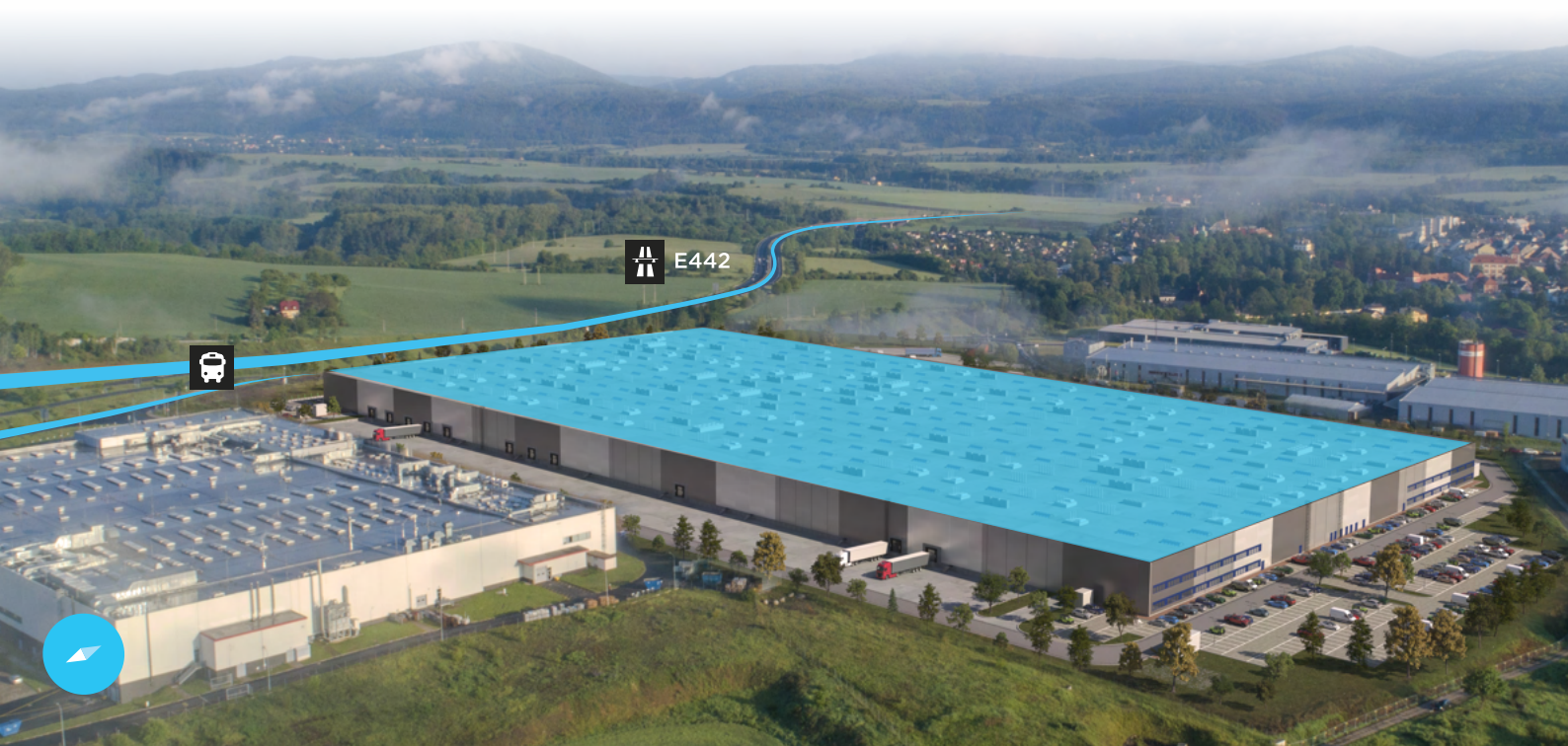
 **Accolade**

Park Ostrov South offers 65,341 sq m of industrial space suitable for logistics activities. Strategic location on the border near Karlovy Vary.

**SOKOLOV**  
34 km, 28 min  
**KARLOVY VARY**  
10 km, 11 min

**GERMAN BORDERS**  
19 km, 21 min

**PRAGUE**  
135 km, 105 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Just under 27,000 sq m is built and delivered during 2024. The remaining 39,000 sq m is future development..

### ACCESS

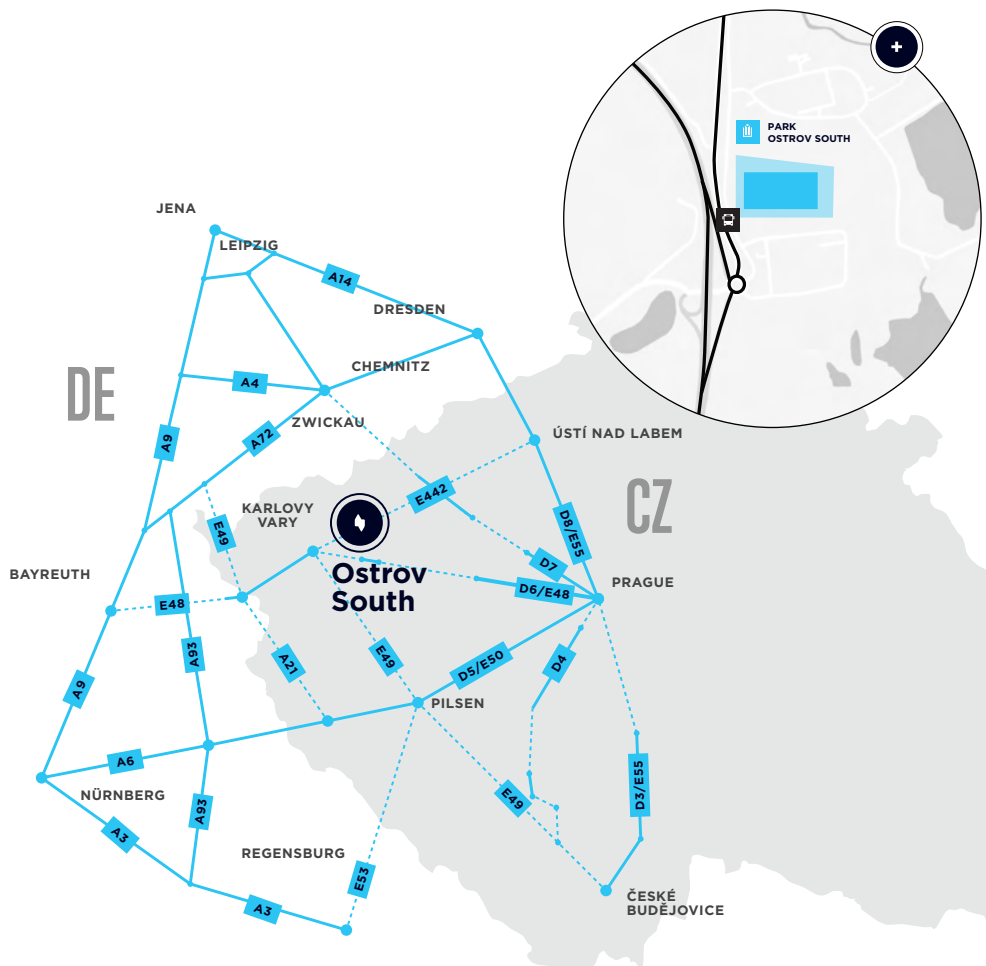
The park is directly connected to the I/13 road connecting Karlovy Vary with the Polish border crossing Habartice/Zawidów.

### GERMAN BORDERS

Ideal location to supply Germany due to the close proximity of German borders - just 15 km from the site.

### PUBLIC TRANSPORT

Near the park there are two-way bus stops connecting the park with nearby Ostrov nad Ohří in the north and Karlovy Vary in the south. Both of these cities then have strong connections to other public transport lines.



# BUILDING INFORMATION

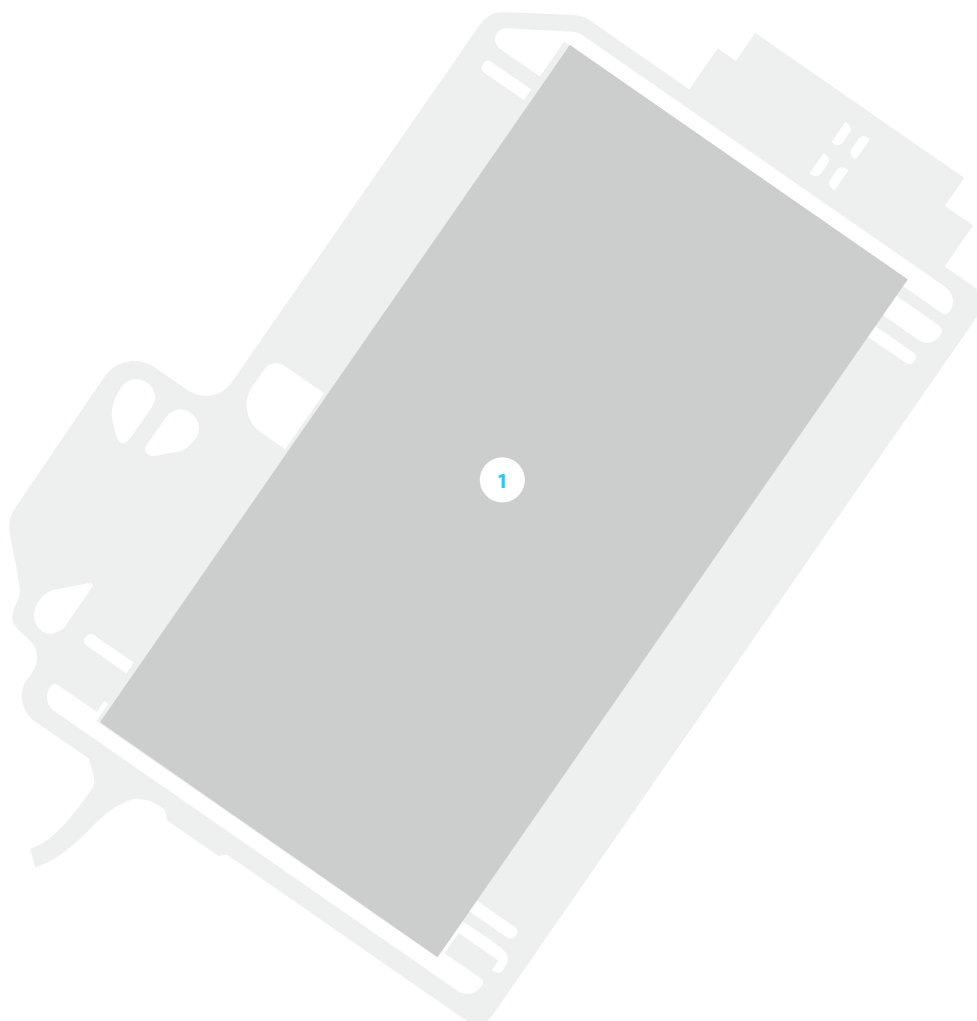
Building 1 65,341 sq m

## WAREHOUSE

Column grid 12 m × 24 m  
Clear height 2.7 m  
Light intensity in the hall 200 lux  
Floor loading 5 t/sq m  
Skylights min 2%

## OFFICE PREMISES

Clear height 2.7 m  
Light intensity 500 lux  
Built to suit solution



# 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, 1st floor 20 cm thick, 2nd-4th floor 12 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, cafeteria and kitchen, excl. furniture and appliance.

### 9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



Accolade Holding, a.s.

Czech Republic

Sokolovská 394/17  
186 00 Prague 8

info@accolade.eu  
+420 220 303 019  
www.accolade.eu

Poland

Warsaw Financial Center (29<sup>th</sup> floor)  
Emilii Plater 53  
00-113 Warszawa

poland@accolade.eu  
+48 508 611 226  
www.accolade.eu/pl

Spain

Avda. Aragón 30  
46021 Valencia

spain@accolade.eu  
www.accolade.eu/en

