

# PARK LINHARTICE

10,930 sq m

 **Accolade**

Park Linhartice offers 10,930 sq m of industrial space suitable for logistics and production activities. Strategic location on the border between Ostrava and Brno regions.

← **MORAVSKÁ  
TŘEBOVÁ**  
3 km, 5 min

↓ **BRNO**  
74 km, 77 min  
**BRNO AIRPORT**  
125 km, 78 min  
**VIENNA**  
214 km, 185 min  
**BRATISLAVA**  
250 km, 164 min

→ **OSTRAVA**  
149 km, 116 min  
**OLOMOUC**  
52 km, 40 min  
**KATOWICE**  
238 km, 146 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

Park Linhartice offers 10,930 sq m of industrial space suitable for production and logistics activities.

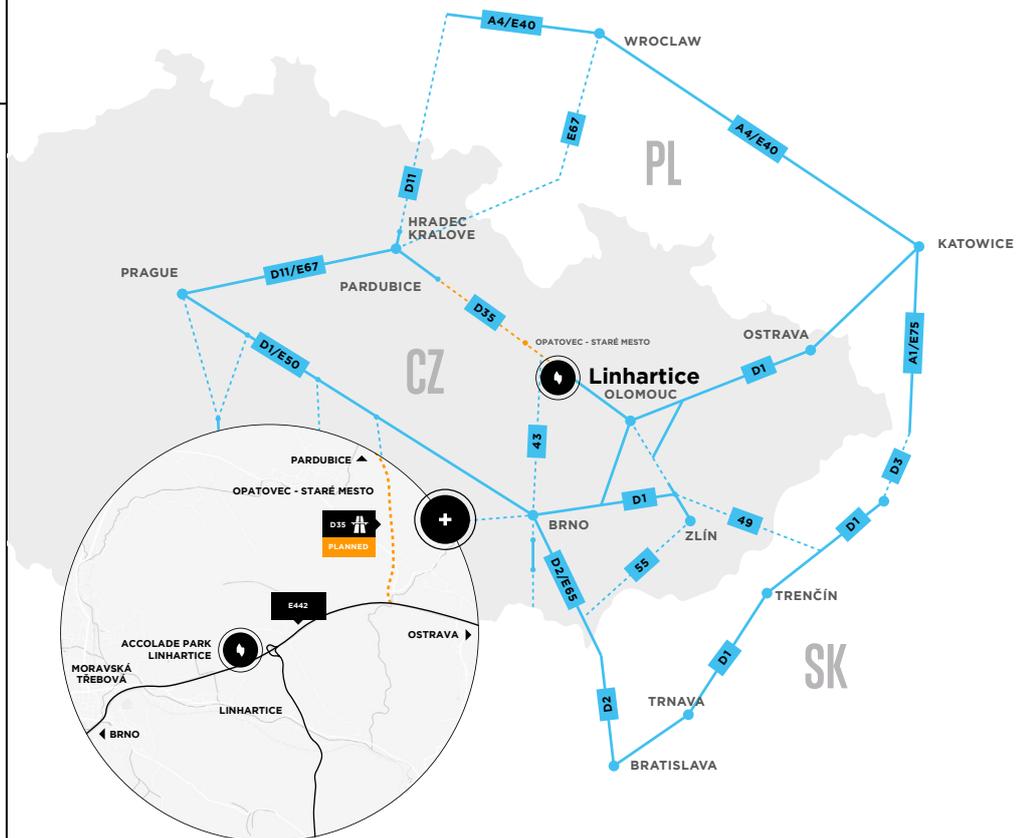
### ● ACCESS

Perfect accessibility - located at the exit of speedway D35 allowing easy access to Prague, Brno, Ostrava.

### ● LABOR FORCE

Qualified labor force available from nearby cities as Ostrava and Brno.

### ● 5 km to Exit D35



Perfect access to speedway D35, allowing easy connection to Prague, Brno and Ostrava.

# BUILDING INFORMATION

Building 1 10,930 sq m

# WAREHOUSE

Column grid 12 m × 24 m  
Clear height 10 m  
Floor loading 5 t/sq m  
Light intensity 200 lux

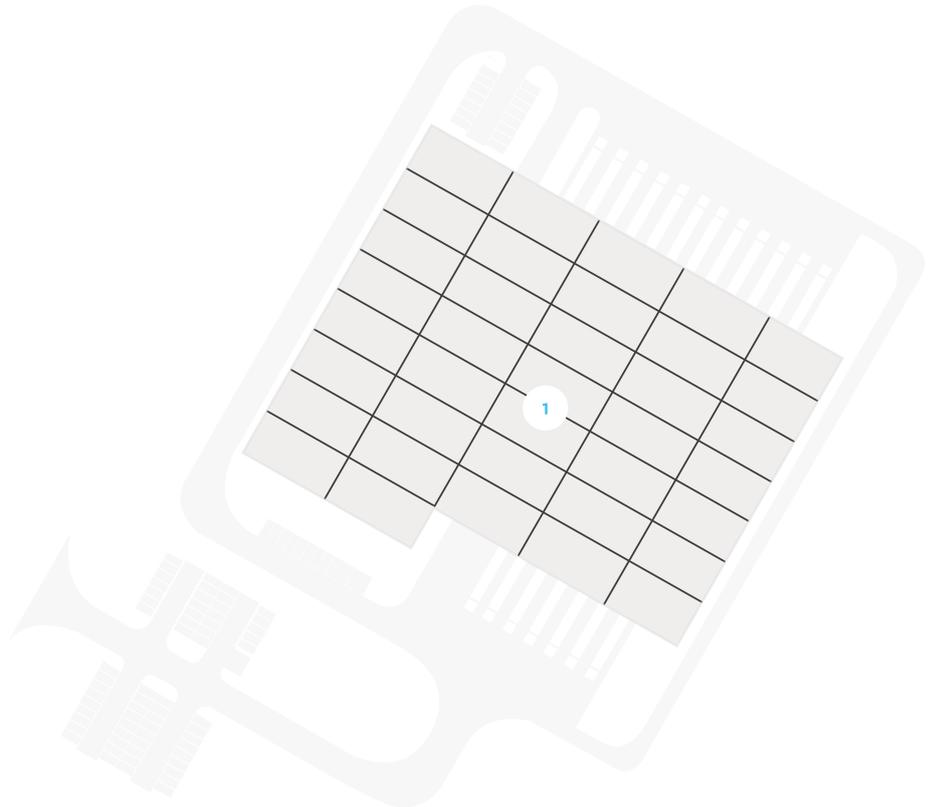
# OFFICE PREMISES

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

# 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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