

Park Olomouc offers 25,800 sq m of industrial space suitable for production activities with the possibility of associated warehousing. Strategic location between Ostrava and Brno regions.

**OSTRAVA**  
99 km, 60 min  
**KATOWICE**  
187 km, 108 min

**BRNO**  
73 km, 58 min  
**VIENNA**  
185 km, 155 min  
**PRAHA**  
168 km, 175 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

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### ● ACCESS

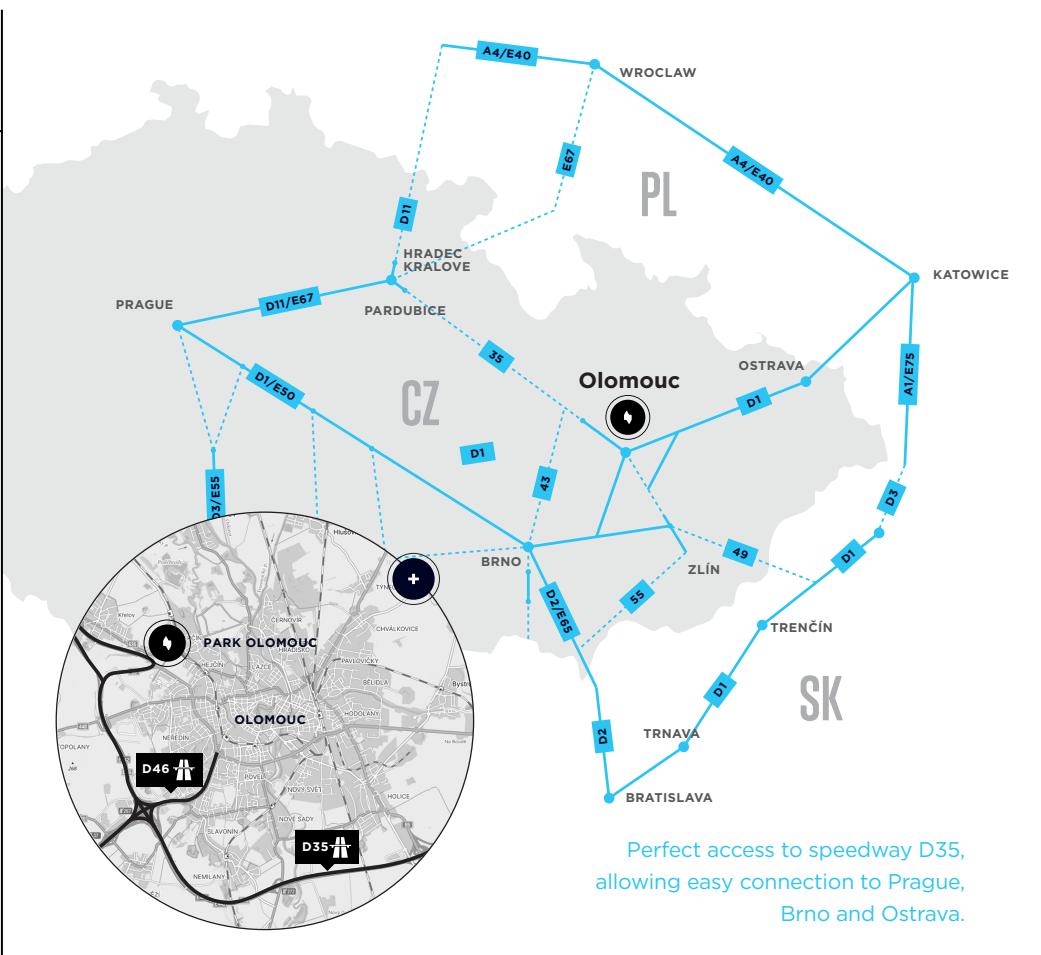
The park is located near the access road to the European route E442, which connects Karlovy Vary with Žilina in Slovakia, and the E462 route running between Brno and Kraków in Poland.

### ● LABOR FORCE

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

### ● PUBLIC TRANSPORT

A bus stop is located nearby the park. A train stop is also available in its vicinity.



# BUILDING INFORMATION

Building 1

25,800 sq m

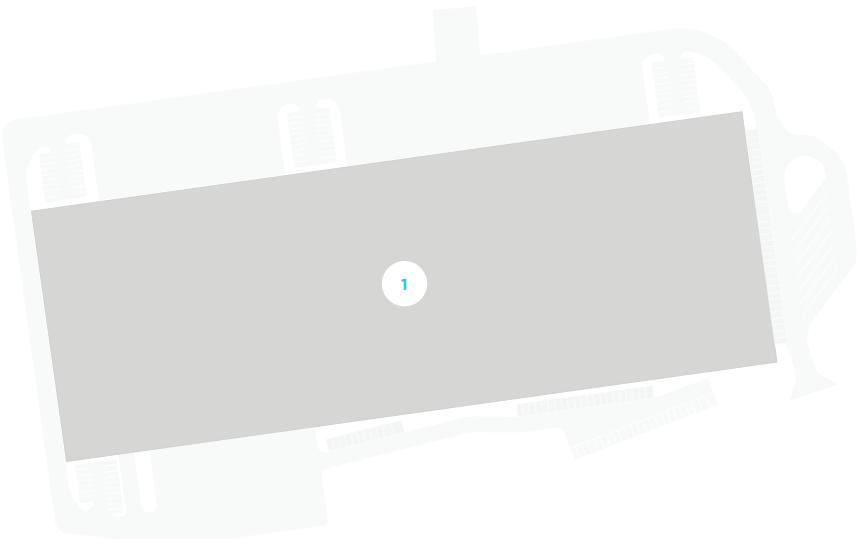
## WAREHOUSE

Column grid 12 m × 24 m

Clear height 9 m

Floor loading 5 t/sq m

Light intensity 300 lux



## OFFICE PREMISES

## SUSTAINABILITY TREND

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

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, 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.



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