

BTS Kojetín offers 186,903 sq m of industrial space suitable for logistics activities. Strategic location on the border between Olomouc and Zlín regions.

← **BRNO**  
62 km, 43 min

↑ **OLOMOUC**  
38 km, 38 min  
**OSTRAVA**  
104 km, 80 min

↓ **ZLÍN**  
42 km, 33 min  
**BRATISLAVA**  
185 km, 110 min  
**VIENNA**  
194 km, 130 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

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### ACCESS

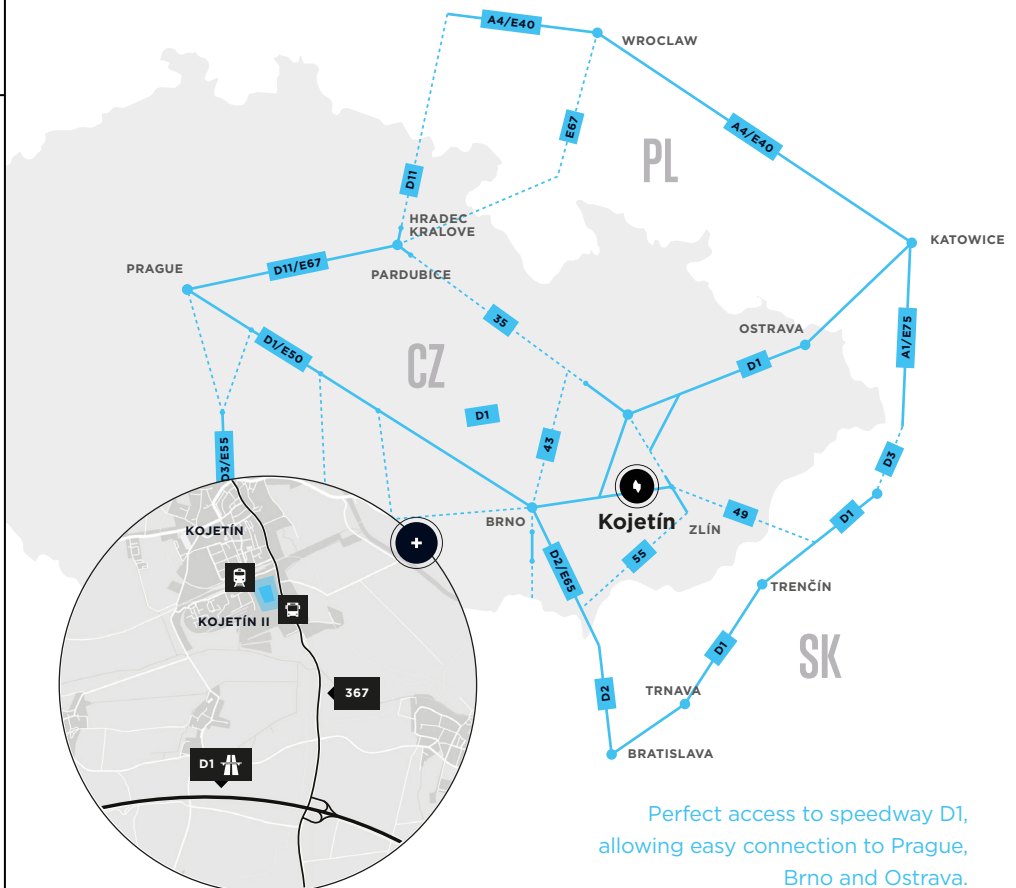
Perfect accessibility - located at the exit of speedway D1 allowing easy access to Prague, Brno, Ostrava.

### LABOR FORCE

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

### PUBLIC TRANSPORT

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



Perfect access to speedway D1, allowing easy connection to Prague, Brno and Ostrava.

## BUILDING INFORMATION

Building 1

186,903 sq m

## WAREHOUSE

Column grid 8.4 m × 15.8 m

Clear height 1st floor 7.3 m

Clear height 2nd–4th floor 4.7 m

Light intensity in the hall 250–300 lux

Floor loading 1st floor 2.5 t/sq m

Floor loading 2nd floor 0.625 t/sq m

## 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 “Very Good” 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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