

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.

← **OMV**
4 km, 8 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
OLMOUC
52 km, 40 min
KATOWICE
238 km, 146 min



LOCATION IS KEY

DEVELOPMENT SPACE

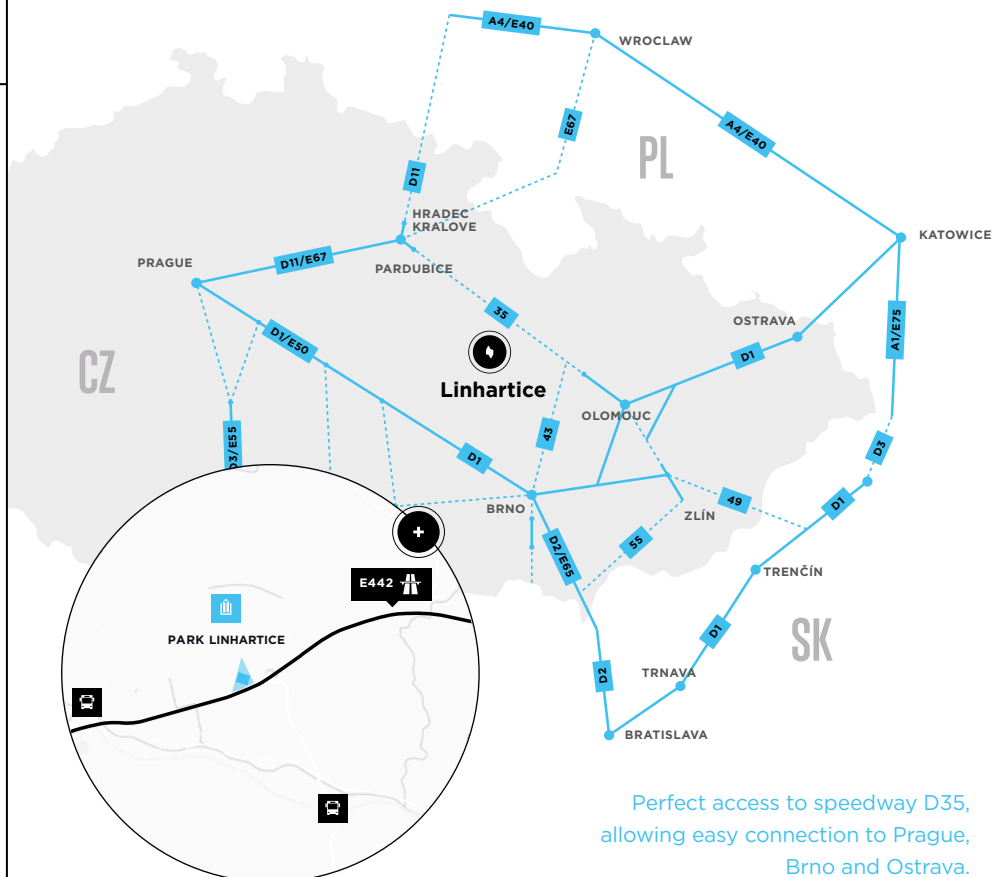
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ACCESS

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.



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 500 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, 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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