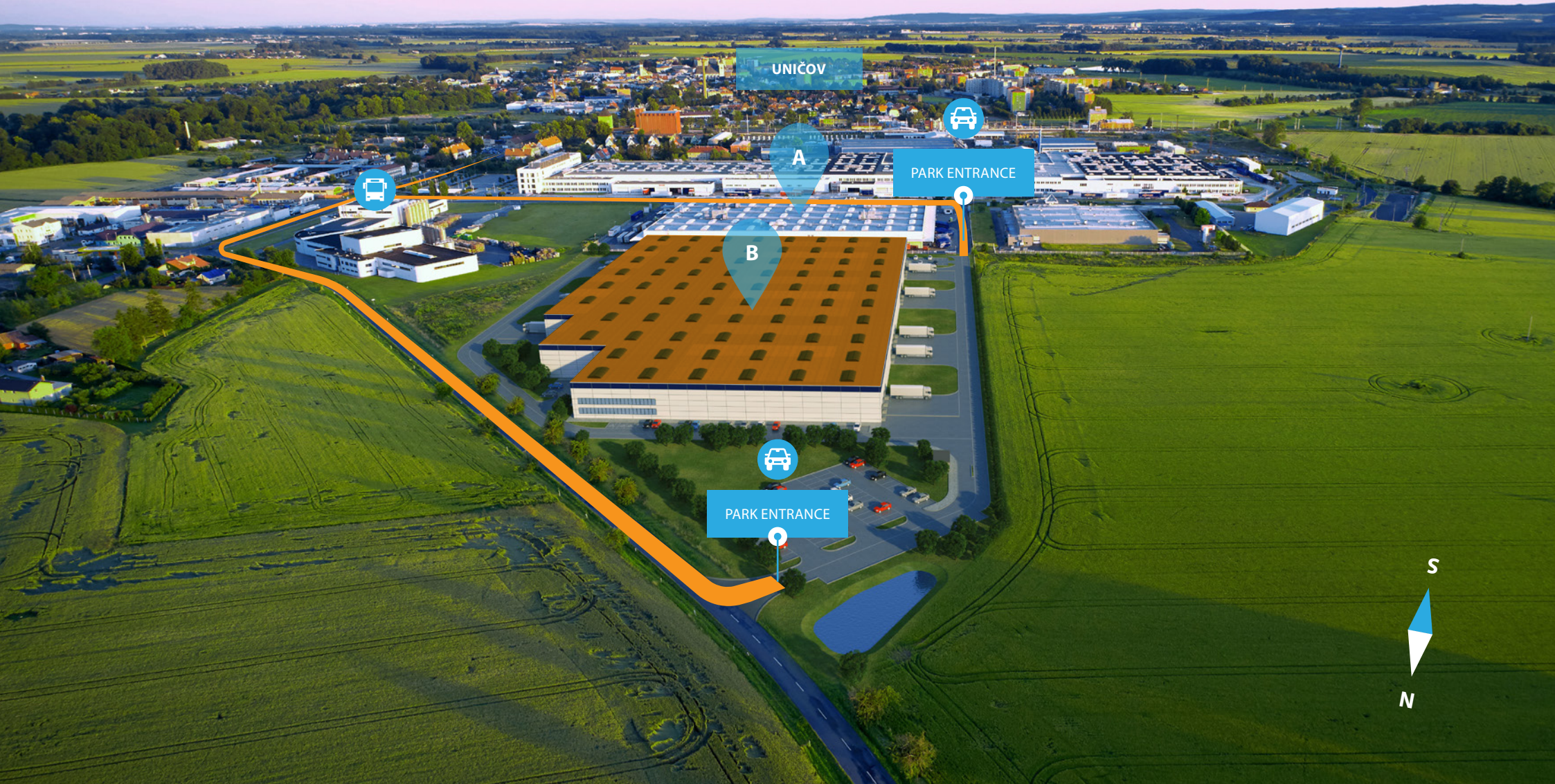




< **Olomouc** (29 km, 30 min)  
**Prostějov** (47 km, 40 min)  
**Brno** (106 km, 110 min)



UNIČOV

A

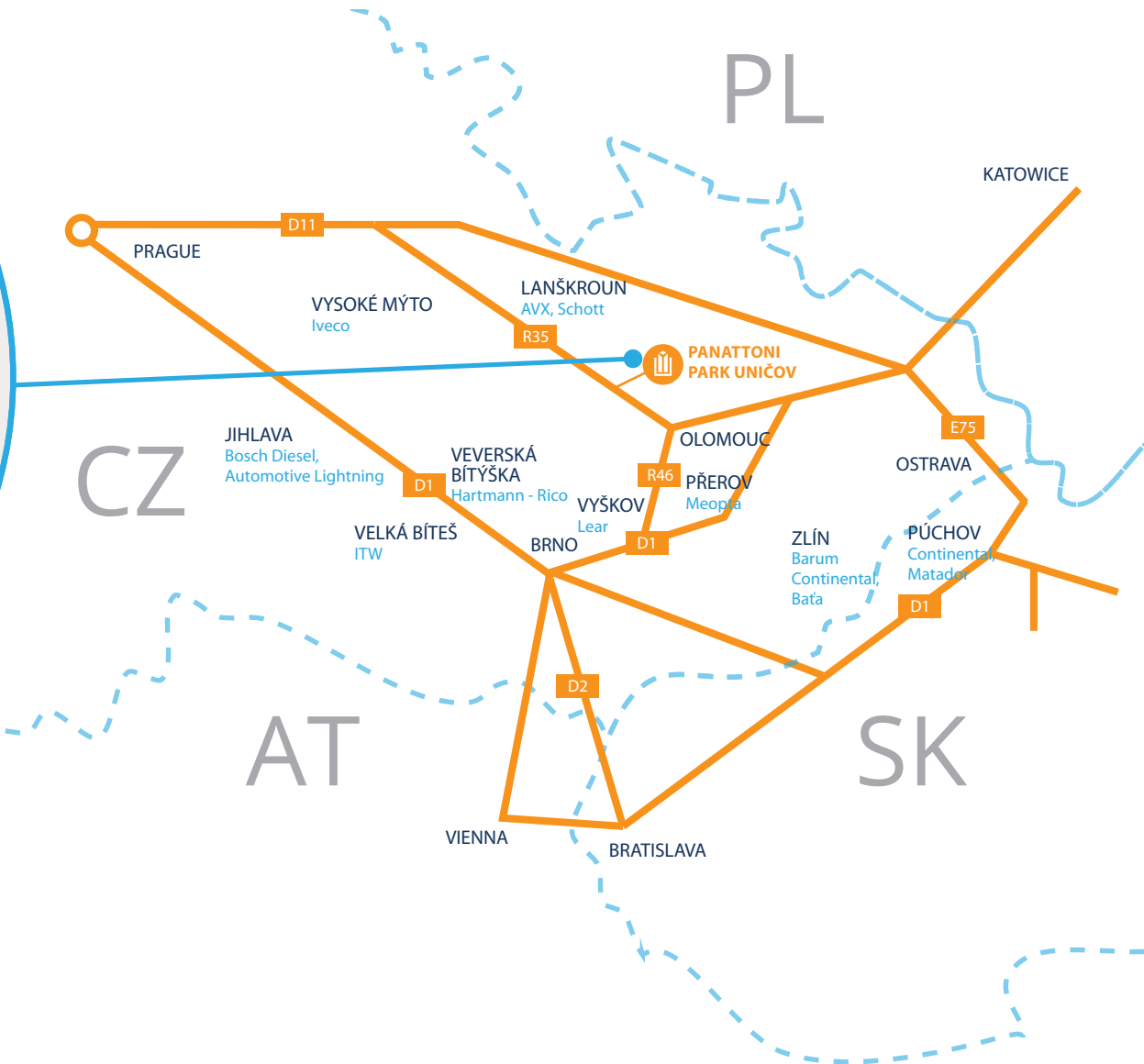
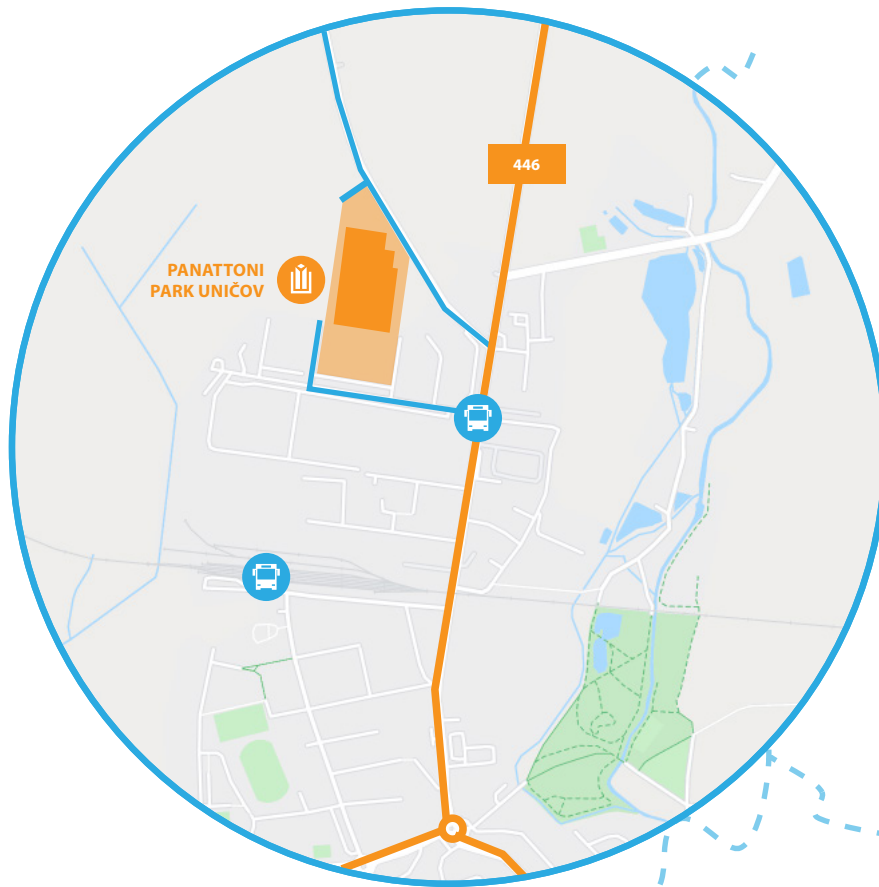
B

PARK ENTRANCE

PARK ENTRANCE



# EXCELLENT AND EASY ACCESS TO MOTORWAY D35



## Key distances

- Olomouc 29 km / 30 minutes
- Prostějov 47 km / 40 minutes
- Brno 106 km / 110 minutes

# STANDARD TECHNICAL SPECIFICATION

## SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

## FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

## ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

## FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

## DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



## HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25,000 sq m of hall

## PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

## OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

## OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

# DEVELOPMENT CONCEPT

**TOTAL BUILD-UP AREA** 26,425 sq m

**Building** 26,425 sq m

## WAREHOUSE

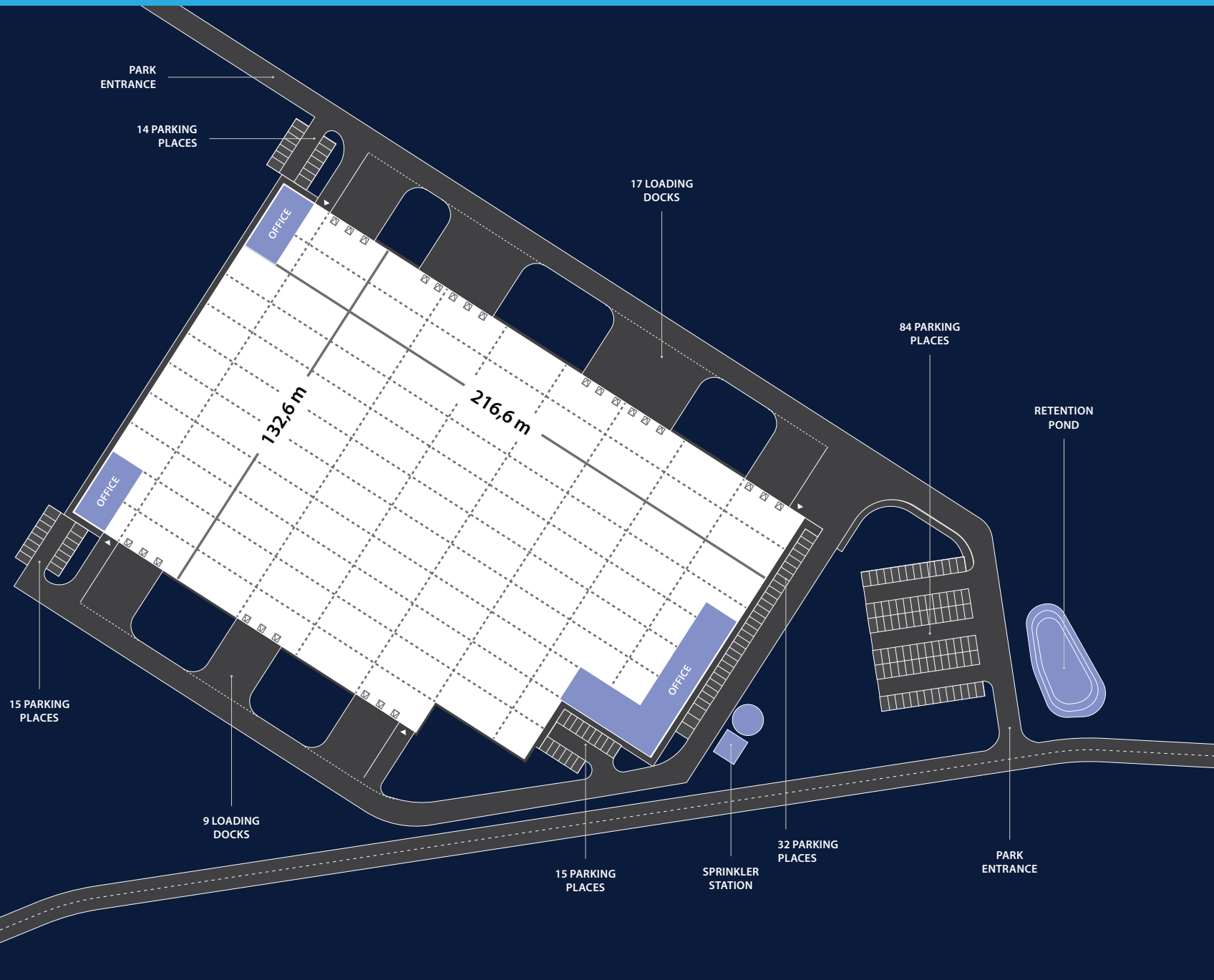
Column grid 12 m x 25 m  
Clear height 10 m  
ESFR sprinkler system  
Light intensity in the hall 200 lux  
Skylights min 2 %  
Floor loading 5 t/sq m

## OFFICES

Clear height 2.7 m  
Light intensity 500 lux

## BUILD-TO-SUIT DESIGN

- Designed and constructed to the highest A class standard
- Suitable for logistics and distribution activities
- Accessibility 24/7





**Panattoni Worldwide**  
**International vision. Local focus.**

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

**CZECH REPUBLIC**

**Panattoni**  
 Šporkovský palác, V Celnici 1034/6  
 110 00 Prague 1  
 Czech Republic  
 czinfo@panattoni.com  
 www.panattoni.cz  
 www.panattonieurope.com/cz

**SLOVAKIA**

**Panattoni**  
 Eurovea Central 1, Pribinova 4  
 811 09 Bratislava  
 Slovakia  
 skinfo@panattoni.com  
 www.panattoni.com  
 www.panattonieurope.com/sk