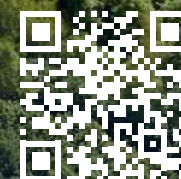


Smart Park Karviná



Smart Park Karviná



BUILDING C
AVAILABLE
100,283 sq m

BUILDING B
AVAILABLE
127,885 sq m

BUILDING A1
AVAILABLE
30,680 sq m

BUILDING A2
AVAILABLE
30,680 sq m

BUILDING A3
AVAILABLE
30,680 sq m

➤ **KARVINÁ** (7 km, 10 min) — 50,000 INHABITANTS

➤ **ORLOVÁ** (9 km, 11 min) — 28,000 INHABITANTS

HAVÍŘOV (9 km, 14 min) — 69,000 INHABITANTS

OSTRAVA (21 km, 25 min) — 300,000 INHABITANTS

Location

MAP LEGEND

Barbora Industrial Zone

Barbora Industrial Zone - extension

nearest PV energy plants projects

container terminal

highways

railways

railway siding

main access roads (to Ostrava, Karviná, Havířov)

future tramline Ostrava - Karviná

future cycling routes

The map illustrates the location of the Barbora Industrial Zone and its extension within the Ostrava-Karviná-Havířov region. The main map shows the following details:

- Industrial Zones:** Ostrava (300 000 inhab., 214 sq m), Orlová (28 000 inhab., 25 sq m), Karviná (50 000 inhab., 58 sq m), and Havířov (69 000 inhab., 32 sq m).
- Infrastructure:** Highways (D1, D56, D48), railways, and railway sidings. A main access road network connects the industrial zones to Ostrava, Karviná, and Havířov.
- Energy and Environment:** Nearest PV energy plants projects (marked with blue stars) and future cycling routes (dashed green lines).
- Logistics:** Container terminals (MSC Terminal, PKP Cargo Int. Terminal) and a future tramline (dashed red line) connecting Ostrava and Karviná.
- Geography:** The map shows the region's proximity to Poland and its location within the Czech Republic, with neighboring countries (DE, PL, AT, SK) and cities (PRAHA, BRNO, ŽILINA, NITRA, BRATISLAVA, KATOVICE, KRAKOV, BIELSKO-BIALA) labeled.

Map Legend:

- Barbora Industrial Zone
- Barbora Industrial Zone - extension
- nearest PV energy plants projects
- container terminal
- highways
- railways
- railway siding
- main access roads (to Ostrava, Karviná, Havířov)
- future tramline Ostrava - Karviná
- future cycling routes

Supporting structure

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 × 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 × 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 × 5.0 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

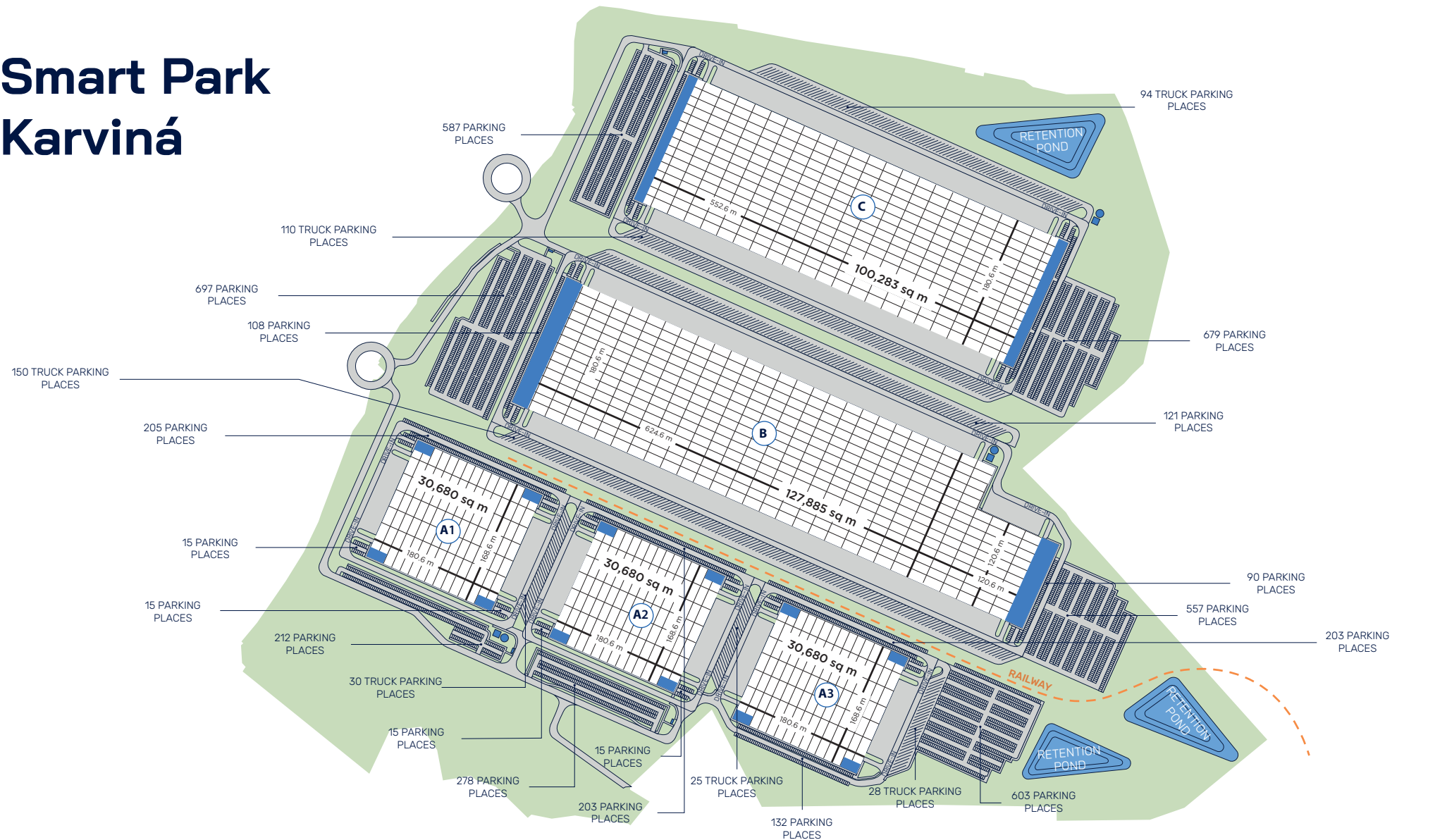
Offices

- 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

Smart Park Karviná



TOTAL BUILT-UP AREA

BUILDING A1	30,680 sq m
BUILDING A2	30,680 sq m
BUILDING A3	30,680 sq m
BUILDING B	127,885 sq m
BUILDING C	100,283 sq m

WAREHOUSE

Column grid	12 m × 24 m
Clear height	Unlimited
Light intensity in the hall	200 lux
Skylights min	2%
Floor loading	5 t/sq m

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
Option for heat pumps and photovoltaics

ELECTRICITY	
GAS	
INDUSTRIAL WATER	
WASTE WATER	

AVAILABLE IMMEDIATELY

40 mw
6,000 m³/hour
3,100 tons/m³/day
395 tons/m³/day

AVAILABLE IN THE FUTURE

up to 366 MW
up to 15,000 m³/hour
16,500 tons/24 hours
7,300 tons/24 hours

OUR REFERENCES

Business Park Cheb



Location: Cheb, Karlovy Vary Region

Size: 103,000 sq m

Industry: Distribution centre

Year of completion: 2021

Business Park Chomutov North



Location: Jirkov, Ústí Region

Size: 37,000 sq m

Industry: Production

Year of completion: 2023

Business Park Kojetín



Location: Kojetín, Olomouc Region

Size: 187,000 sq m

Industry: E-commerce

Year of completion: 2022

Business Park Stříbro



Location: Ostrov u Stříbra, Pilsen Region

Size: 79,400 sq m

Industry: Production

Year of completion: 2015–2019 (3 phases)



PANATTONI CZECH REPUBLIC DEVELOPMENT

ŠPORKOVSKÝ PALÁC | V CELNICI 1034/6

110 00 PRAHA 1 | ČESKÁ REPUBLIKA

WWW.PANATTONIEUROPE.COM

COMMERCIALCZ@PANATTONI.COM