





# PANATTONI PARK SOUTH MORAVIA



KOJETÍN

Ostrava (104 km, 80 min)

Zlín (42 km, 33 min)

PARK ENTRANCE

367

Brno (62 km, 43 min)

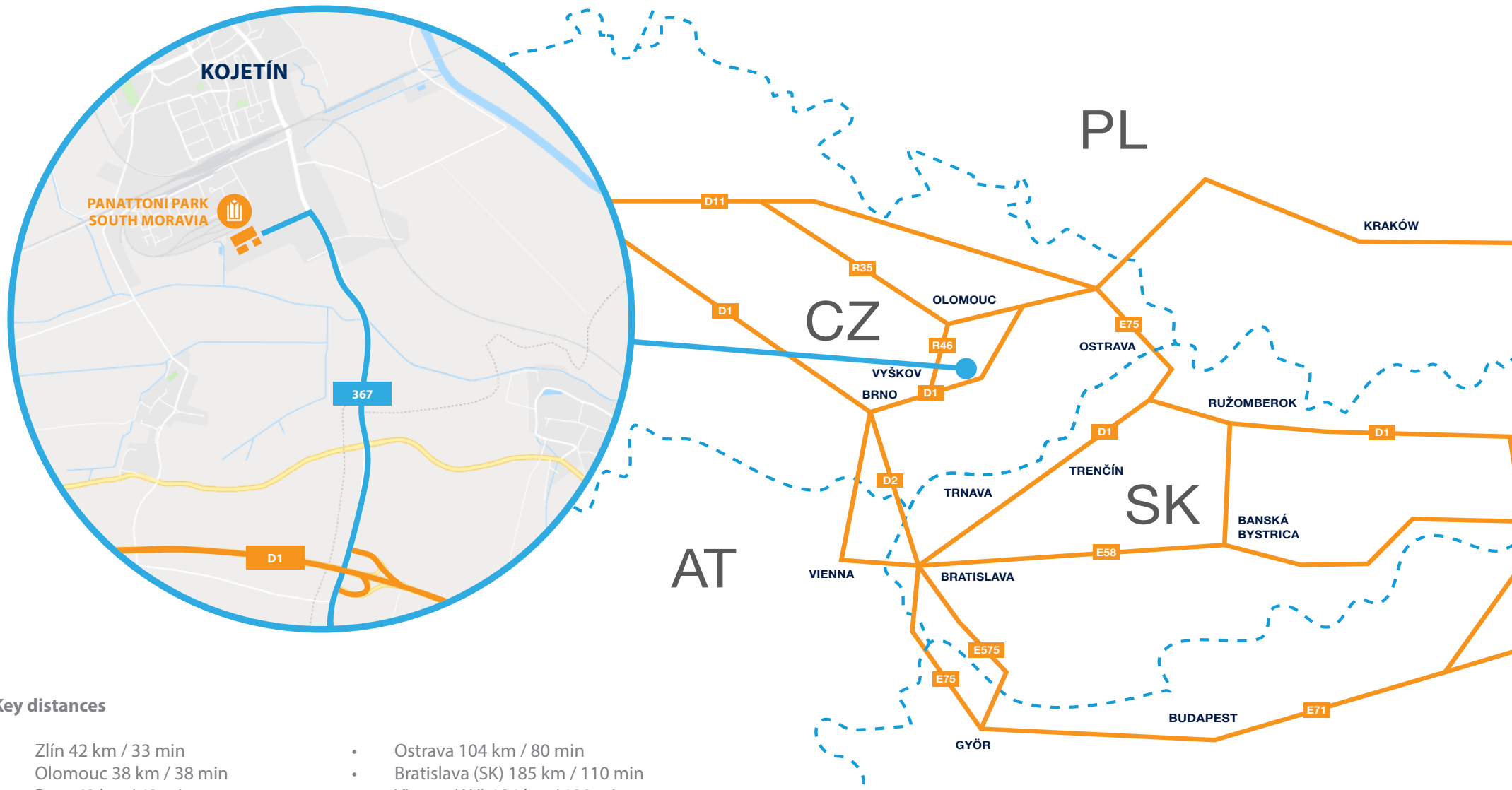
Bratislava (185 km, 110 min)  
Vienna (194 km, 130 min)

- Panattoni Park South Moravia – Kojetín offers more than 64,000 sq m of A-class industrial space for logistics and light production
- Strategic location on the border between Olomouc and Zlín regions – close to the city of Kroměříž (11 km), Prostějov (18 km), Přerov (30 km), Olomouc (35 km), Zlín (37 km)
- Perfect accessibility – located at the exit of speedway D1 allowing easy access to Prague, Brno, Ostrava
- Labor force available from nearby cities



# PANATTONI PARK SOUTH MORAVIA

PERFECT ACCESS FROM D1 HIGHWAY





# PANATTONI PARK SOUTH MORAVIA

## STANDARD TECHNICAL SPECIFICATION



### SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30 cm 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, 18 cm 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 with insulated PVC profiles

### DOCKS

- 1x electrically operated 3 x 3.2 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 3.5 x 4.2 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 per work place
- 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, brushes, and trees



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## DEVELOPMENT CONCEPT



**Total built-up area** 64,762 sq m

**Building A – OCCUPIED** 46,131 sq m

Car parking places 151  
Truck parking places 16  
Docks 66  
Drive-ins 4

**Building B** 10,339 sq m

Car parking places 303  
Docks 12  
Drive-ins 1

**Building C** 8,292 sq m

Car parking places 59  
Docks 6  
Drive-ins 1

### SUSTAINABILITY TRENDS

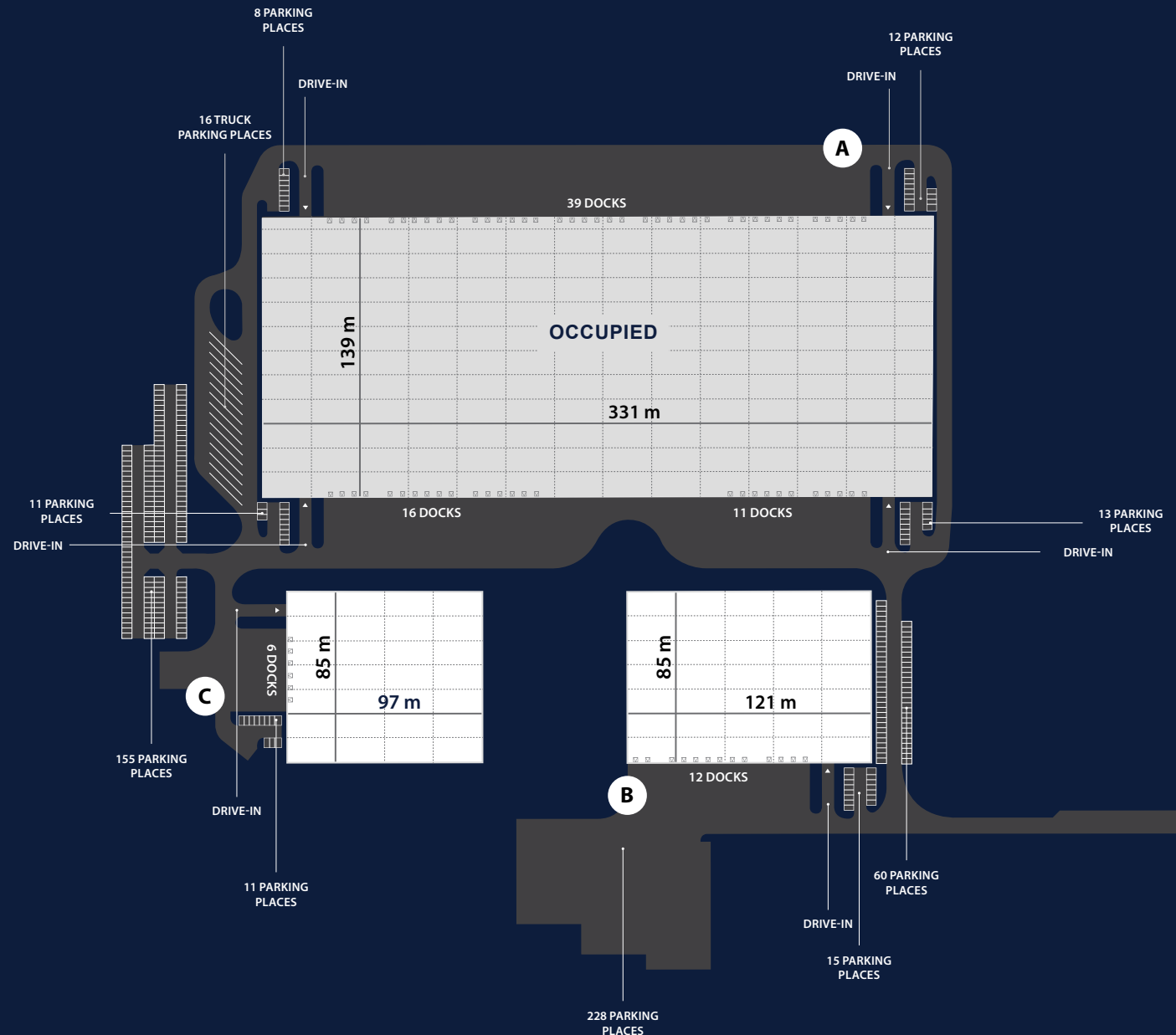
LED lighting  
BREEAM Very Good certified

### WAREHOUSE

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

### OFFICE PREMISES

Clear height 2.7 m  
Light intensity 500 lux  
Build-to-suit





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## 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.

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