


Ostrava (99 km, 60 min)
Katowice (187 km, 108 min)


Airport
Olomouc

Brno (73 km, 58 min)
Vienna (185 km, 155 min)
Praha (168 km, 175 min)

Shopping
centre

D 35


Olomouc –
Hejčín


Řepčín –
Máchova

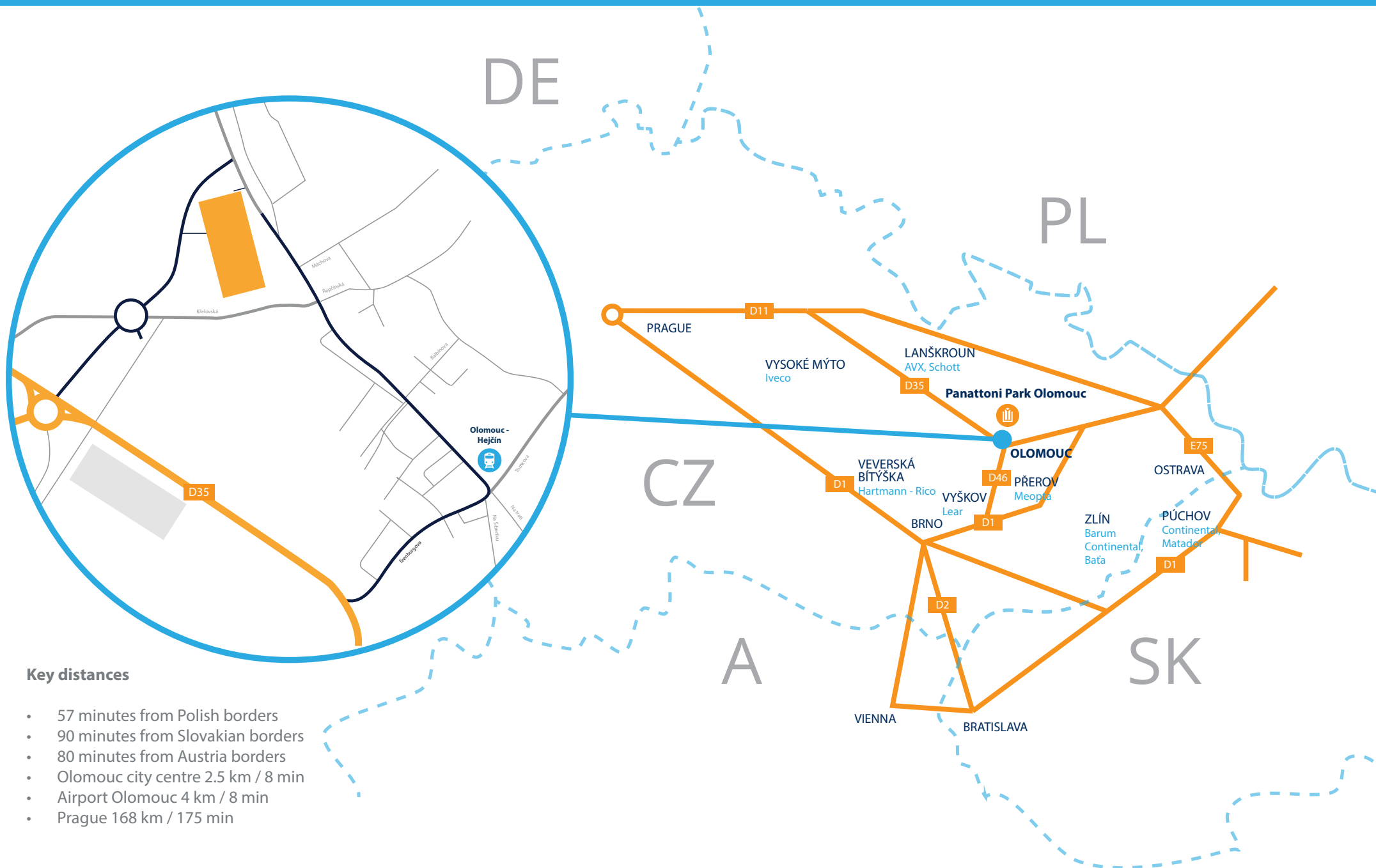
Panattoni Park Olomouc is located in the heart of Moravia, and is considered being the 6 largest city in the Czech Republic with nearly 100,000 citizens. Thanks to its location, developed infrastructure and skilled labor force within the region, it offers a great opportunity for novel investors in the zone.

Olomouc is located 3 minutes from the European road D3/E442, which connects the D1 motorway. Railway lines are kept evenly throughout Olomouc Region, highway sections and motorways are located in the southern part of the region. It is served by public and rail transport.

The industrial hall is suitable for production facility only.

PANATTONI PARK OLOMOUC

PERFECT ACCESS FROM D35 AND D46 MOTORWAY



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 9 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 20 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
- 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 5.0 m drive-in gate for each 6,000 sq m of hall



HALL INSTALLATIONS

- Gas Infra 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 20,000 sq m of hall

PRODUCTION UPGRADE (OPTIONAL)

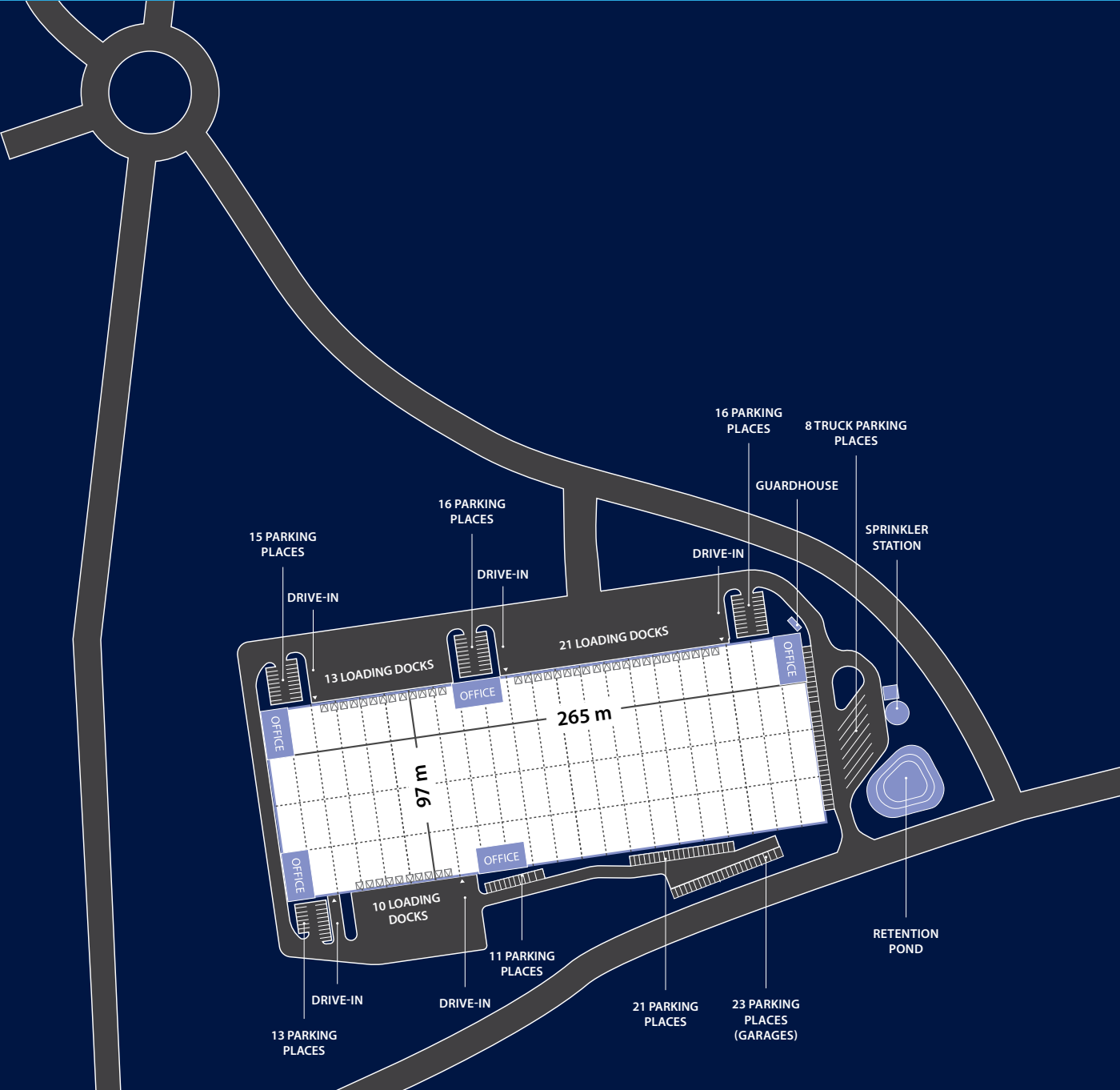
- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

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 automatic gate
- Green areas with grass, bushes, and trees
- Cycle shelters, rest area, smoking shelters

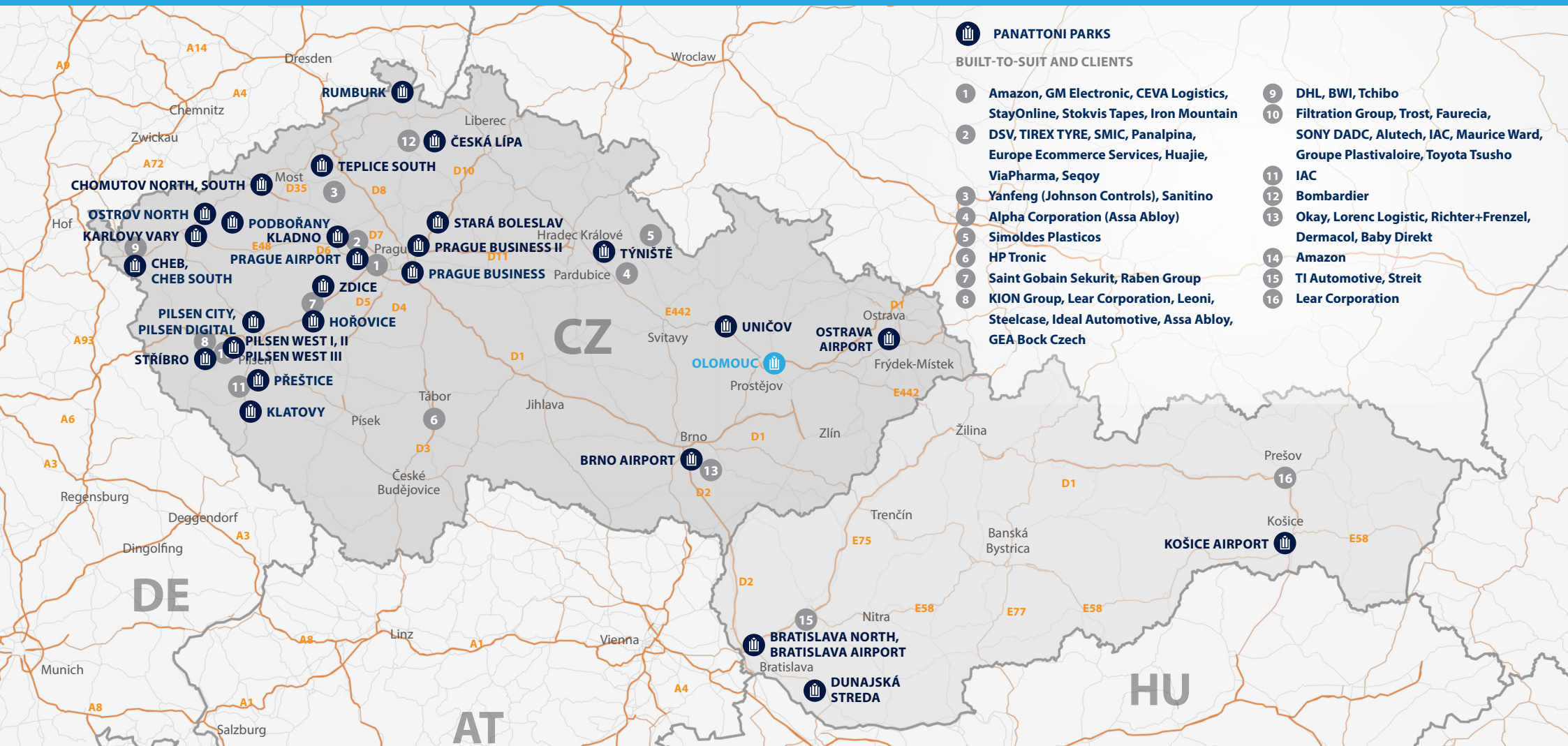


Building	25,800 sq m
Car parking places	125
Truck parking places	8
Docks	44
Drive-ins	5
Loading docks:	1/800 sq m

BUILDING STANDARDS	
Clear height:	9 m
ESFR sprinkler system	
Floor loading capacity:	5 t/sq m
Parking areas for cars and trucks	
Truck loading yard	
Office space with facilities according to the client's requirements	

WAREHOUSE	
Column grid	12 m × 24 m
Min. unit	5,000 sq m
Light intensity in the hall	200 lux
Skylights min	2%
Floor loading	5 t/sq m
Large Truck Yards	

OFFICE PREMISES	
Clear height	2.7 m
Light intensity	500 lux
Built-to-suit	



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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