



# CONTERA PARK OSTRAVA D1

TOTAL LETTABLE AREA

**158 900** sqm



CONTERA



# CONTERA PARK OSTRAVA D1

Contera Park Ostrava D1 covers an area of almost 35 ha and is located near the D1 motorway, bounded by Bohumínská Road and the Ostrava-Bohumín rail line.

With Ostrava's existing industrial zones almost full to capacity, our Hrušov development zone represents a unique opportunity especially to build businesses in the city.

The advantages of the zone include its excellent transport links; it is located right next to the D1 motorway and a major railway line, offering easy access to other Czech regions, Poland and Slovakia.

It is zoned for light industry, warehousing/storage and production.












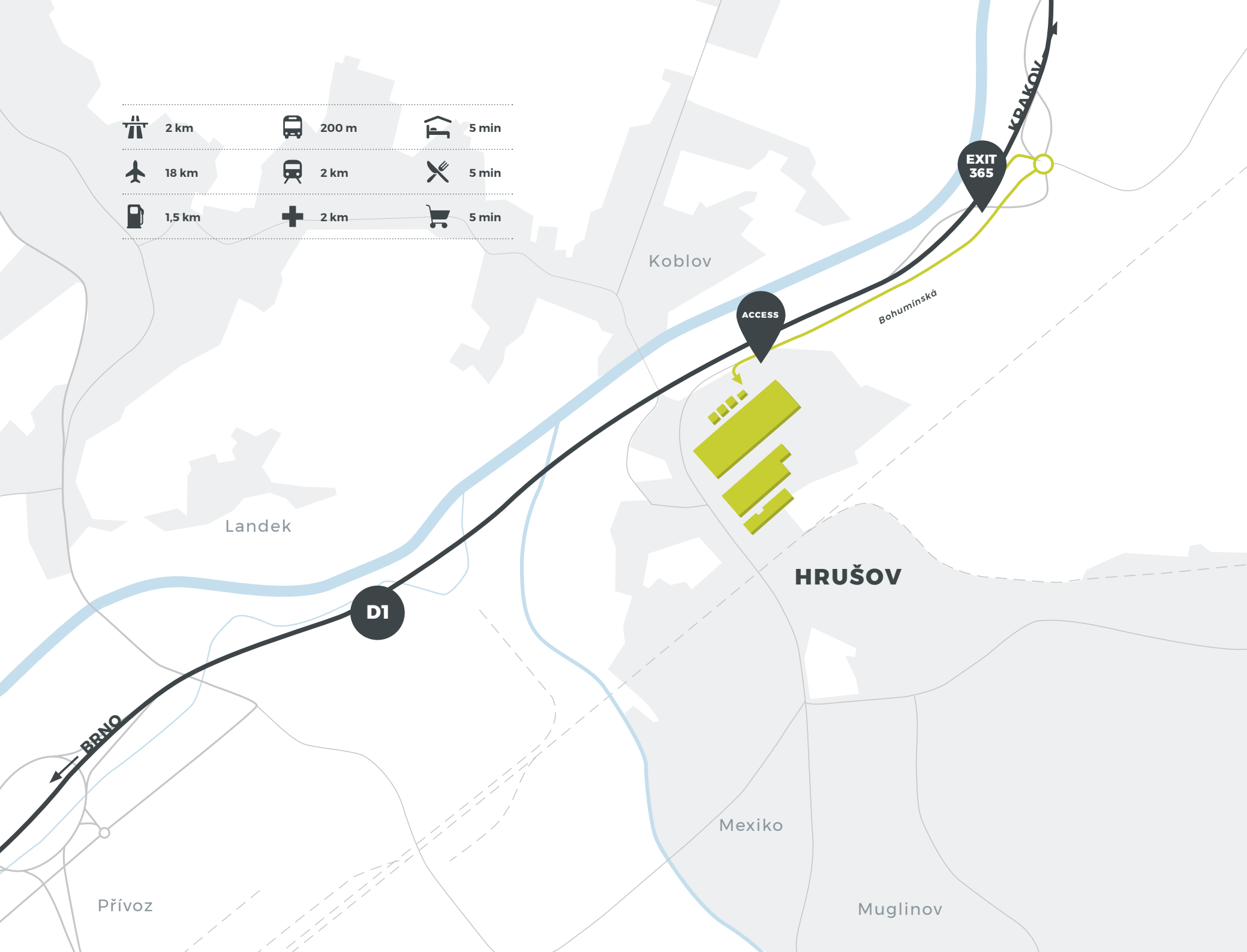
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## PARK ADDRESS

Žižkova  
711 00 Slezská Ostrava  
Czech Republic

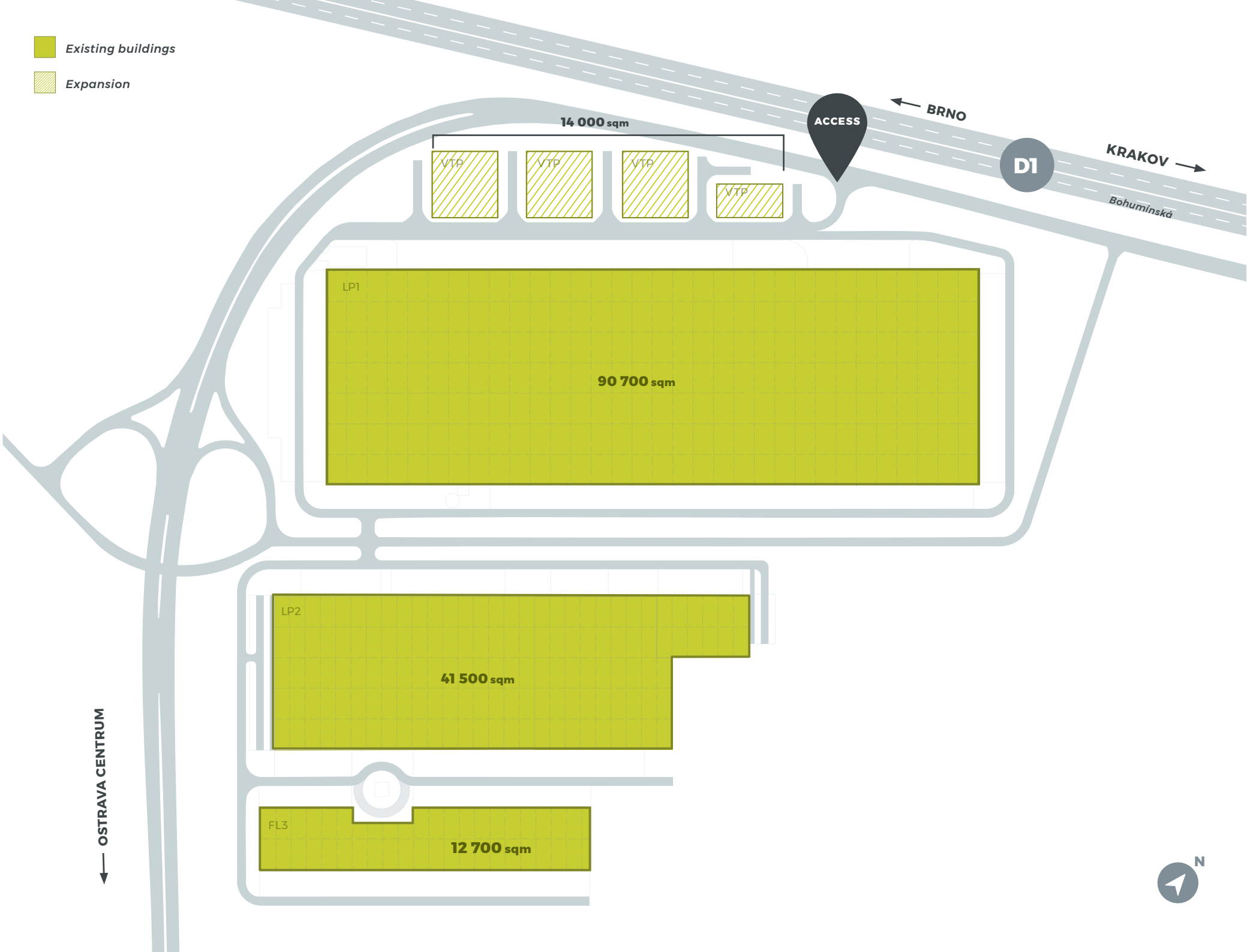
<b>Katovice</b> .....	88 km	<b>Brno</b> .....	170 km
<b>Olomouc</b> .....	110 km	<b>Vratislav</b> .....	230 km
<b>Krakov</b> .....	160 km	<b>Prague</b> .....	380 km

	2 km		200 m		5 min
	18 km		2 km		5 min
	1,5 km		2 km		5 min



Existing buildings

Expansion



# PARK BENEFITS



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Excellent motorway connectivity

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A-Class facilities with possibility  
to expand

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Mix-use industrial park

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On-site public transport

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# WHY OSTRAVA



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A strategic location near Polish  
and Slovak borders

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Excellent transport infrastructure  
including an international airport

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Well-educated and qualified workforce

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Strong infrastructure for research,  
development and innovation

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# CONTERA BENEFITS



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Built-to-suit Developer

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End-to-end development services

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Flexible, long-term lease options

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Property managers on-site

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# DEVELOPMENT CONCEPT



TOTAL LETTABLE AREA

**158 900 sqm**

Building LP1

**90 700 sqm**

Building LP2

**41 500 sqm**

Building FL3

**12 700 sqm**

Building VTP

**14 000 sqm**

# BUILDING STANDARDS



Column grid

**12 m x 24 m**

Clear height

**10 m**

Floor loading capacity

**5 t/sqm**

ESFR sprinkler system

Flexible dock levelers and drive-in access

LED lighting

Possible cross-docking

Flexible office layout with air conditioning

Technical support on site



## 01 ROOF

- Corrugated metal sheet, steam proof insulation, thermal insulation (180 mm), PVC foil 1,5 mm thickness Sika or similar
- Free load capacity of 50 kg/sqm for clients installations
- Polycarbonate roof lights, approximately 3% of roof area (depending on hygienic requirements)

## 02 HALL INSTALLATIONS

- Gas heating units (type Sahara, GEA or similar), heating according to norms for warehousing
- ESFR sprinklers under roof
- LED lighting, illumination level 1,0 m above floor 200 lx for Warehouse area, and 300 lx for Production area

## 03 SUPPORTING STRUCTURE

- Deep foundation – Concrete bored piles, in accordance with Geological surveys
- Pre-cast foundation beams from reinforced concrete which are part of prefabricated frame
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Clear height of 10 m

## 04 FLOOR

- Load capacity of 5 t/sqm
- Wired concrete floor with steel fiber reinforcement, thickness approx. 160-170 mm. Smooth finishing of the concrete floor with mineral hardener

## 05 OFFICES

- 2 levels custom designed in-built, including offices, socials, locker rooms, day room
- Higher resistant grade carpet, ceramic tiles or PVC floor surfaces, suspended mineral ceiling panels
- Under window sill board PVC cable channel, sockets 4 x 230V for 1 working place (or 15 sqm), data cabling excluded
- LED lighting, illumination level 1,0 m above floor 500 lx

## 06 DOCKS

- 1x electrically operated 2,7 x 3,0 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveler, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4,0 x 4,5 m drive-in gate for each 1 000 sqm of hall

## 07 FAÇADE

- Façade sandwich panels, mineral wool insulation, horizontal cladding (panel thickness 120-150 mm), Kingspan, Trimo, Ruukki or Brucha standard
- Industrial sectional manual operated gates, size 2,7 x 3,0 m, insulated by PUR 40 mm
- Double glazed windows in offices – Aluminum profile system
- Main entrance door – Aluminum profile system

## 08 OUTSIDE AREAS

- Concrete pavement surface in sand bedding + curbstones
- Road drainage system through oil separator – connected to the public sewage
- Wire fence, height approx. 2 m, zinc-coated
- Green areas with grass, brushes and trees











SPORTISIMO

BRUNYSERVIS

BRUNYSERVIS

BRUNYSERVIS

BRUNYSERVIS













# CONTERA

## CONTACT

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- STRATEGIC PARTNER -