

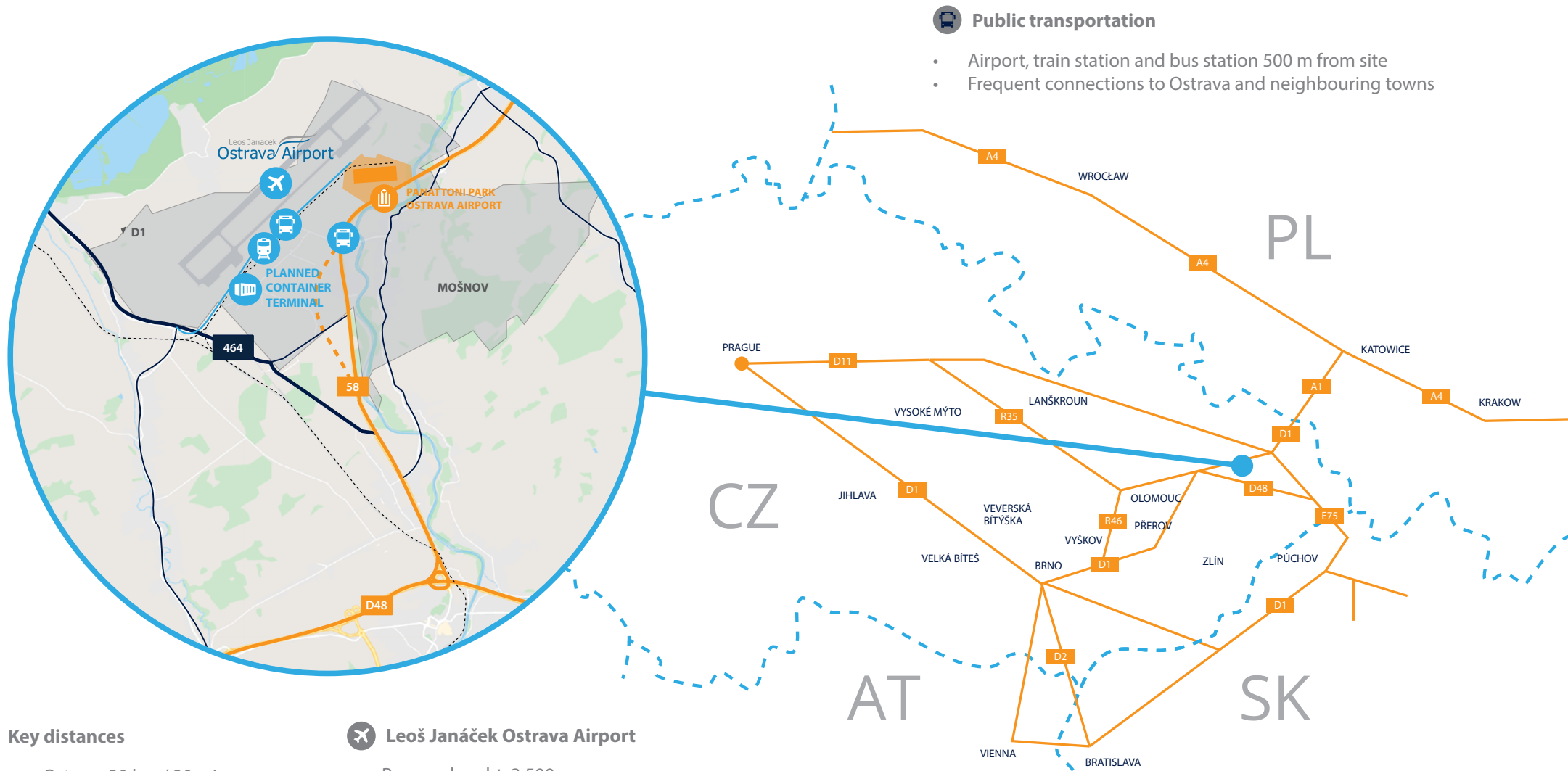


PANATTONI PARK OSTRAVA AIRPORT



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THE ULTIMATE MULTI-MODAL HUB OF CZECH REPUBLIC. PERFECT ACCESS BY ROAD, RAIL AND AIR



Key distances

- Ostrava 20 km / 20 min
- Katowice 113 km / 1 hr 20 min
- Brno 156 km / 1 hr 30 min
- Bratislava 278 km / 2 hr 45 min
- Prague 357 km / 3 hr 30 min

Leoš Janáček Ostrava Airport

- Runway length: 3,500 sq m
- 24/7 no restriction operations
- Aircraft handling without dimension limits (including B747, An124, IL-76)
- Full cargo handling, customs clearance / IATA IMP standard / landside logistics

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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

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DEVELOPMENT CONCEPT

TOTAL BUILT-UP AREA 115,509 sq m

Building 115,509 sq m

Car parking places 1,775
Truck parking places 251
Docks 192
Drive-ins 4

SUSTAINABILITY TRENDS

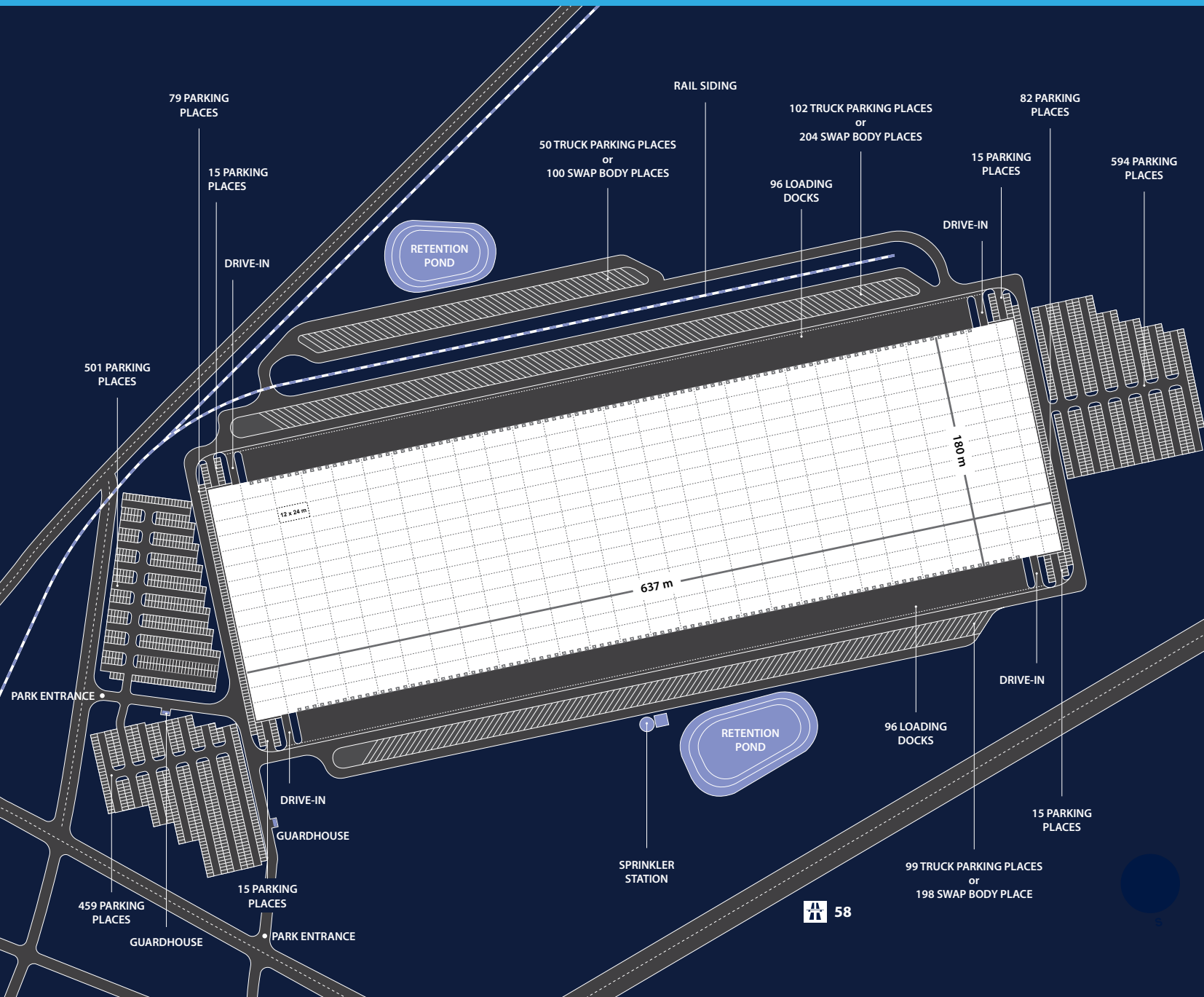
LED lighting
BREEAM Excellent certified

WAREHOUSE

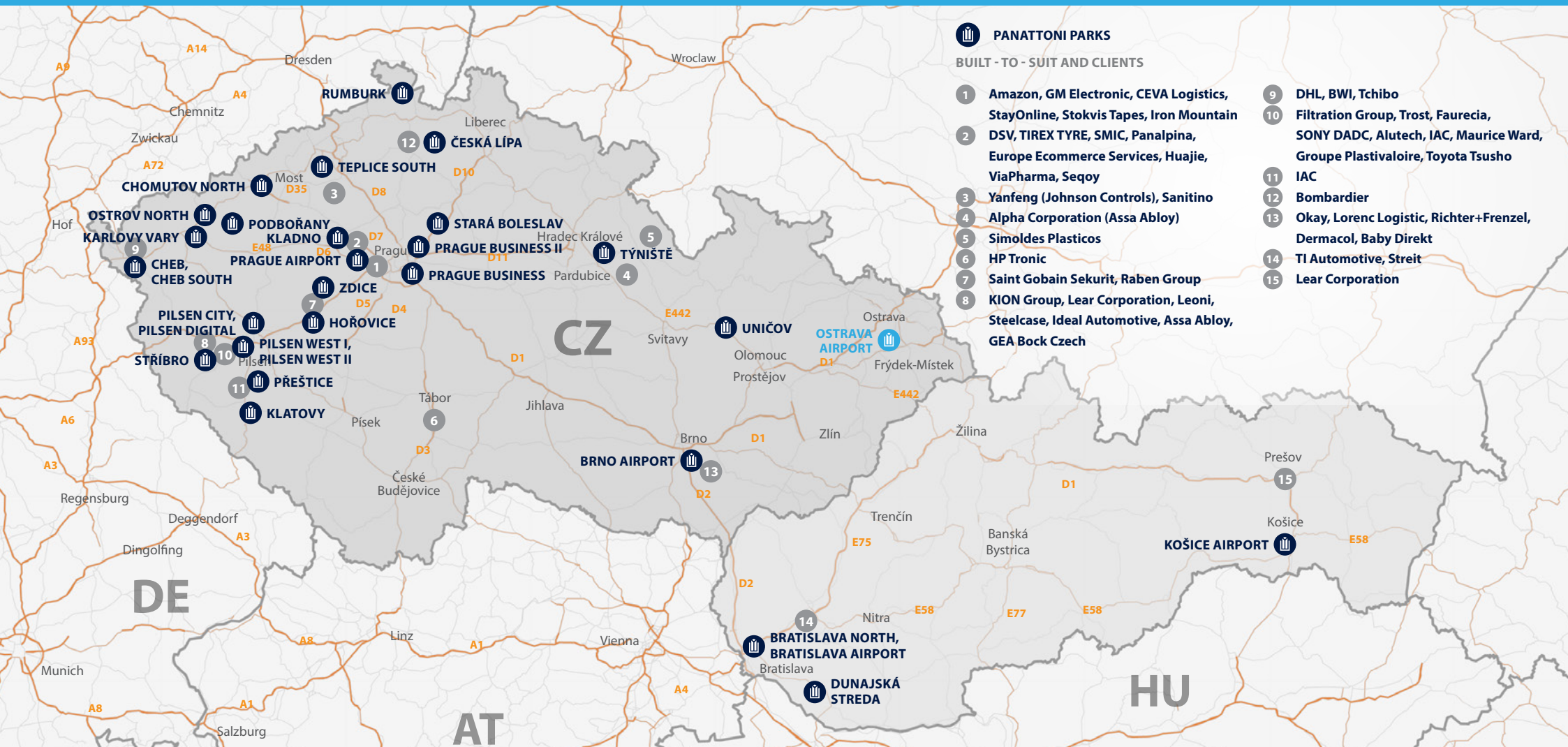
Column grid 12 m x 24 m
Light intensity in the hall 200 lux
Skylights min 2 %
Floor loading 5 t/sq m

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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