





MOŠNOV

Gas Station



Planned Container Terminal



Train & Bus Station



Ostrava Airport



A

RAIL SIDING



58

Brno (156 km, 1 hr 30 min)

Bratislava (278 km, 2 hrs 45 min)

Prague (357 km, 3 hrs 30 min)

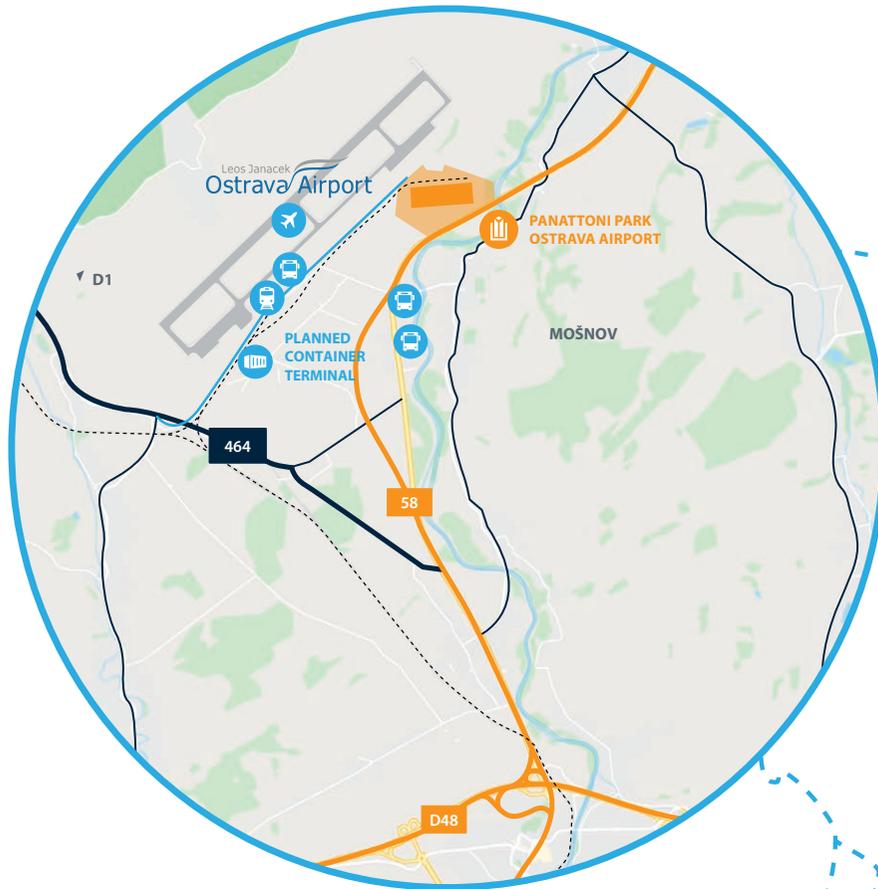
Ostrava City Centre (20 km, 20 min)

Katowice (113 km, 1 hr 20 min)



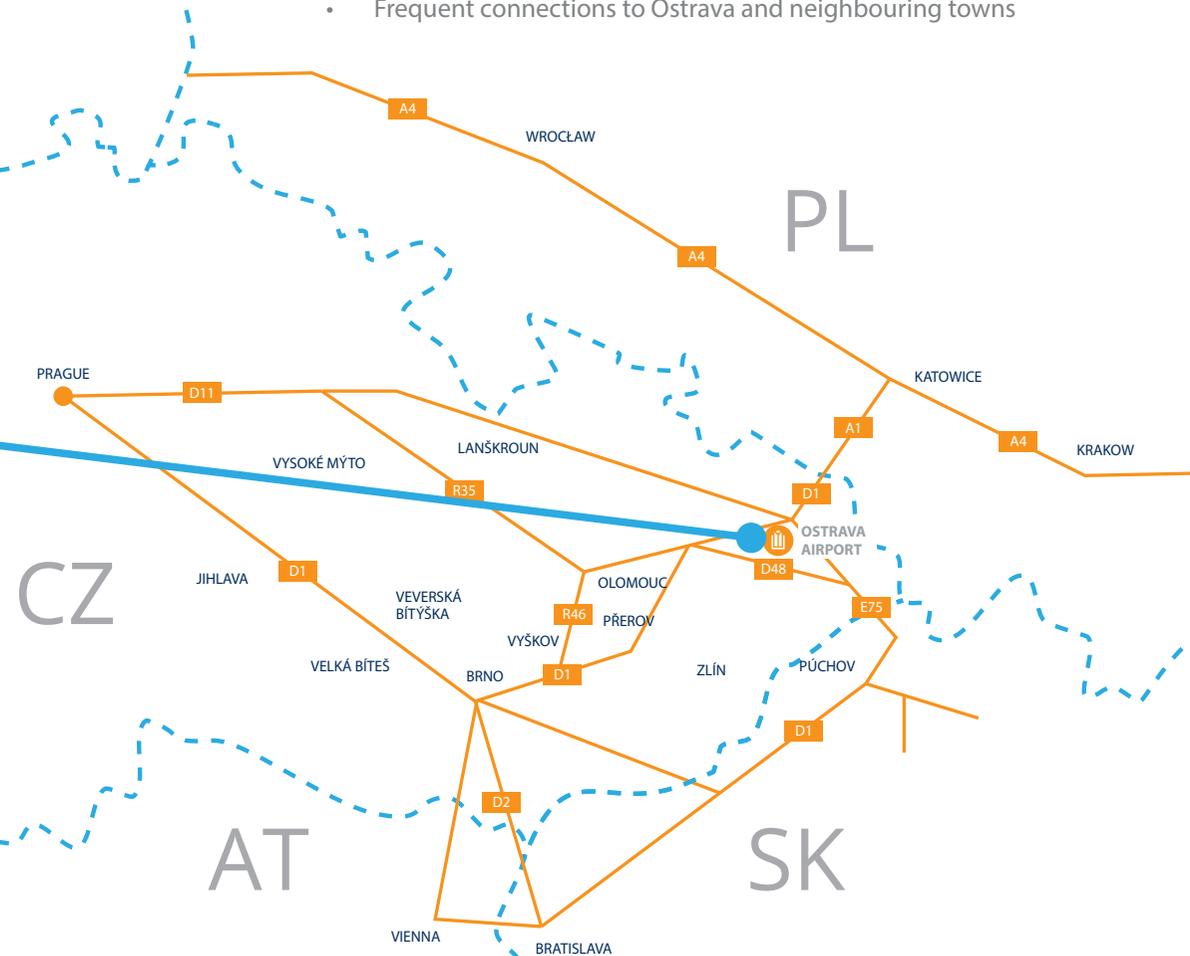
THE ULTIMATE MULTI-MODAL HUB OF CZECH REPUBLIC

PERFECT ACCESS BY ROAD, RAIL AND AIR



Public transportation

- Airport, train station and bus station 500 m from site
- Frequent connections to Ostrava and neighbouring towns



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

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

DEVELOPMENT CONCEPT

Total built-up area 115,509 sq m

Building A 115,509 sq m
 Car parking places 1,775
 Truck parking places 251
 Docks 192
 Drive-ins 4

SUSTAINABILITY TRENDS

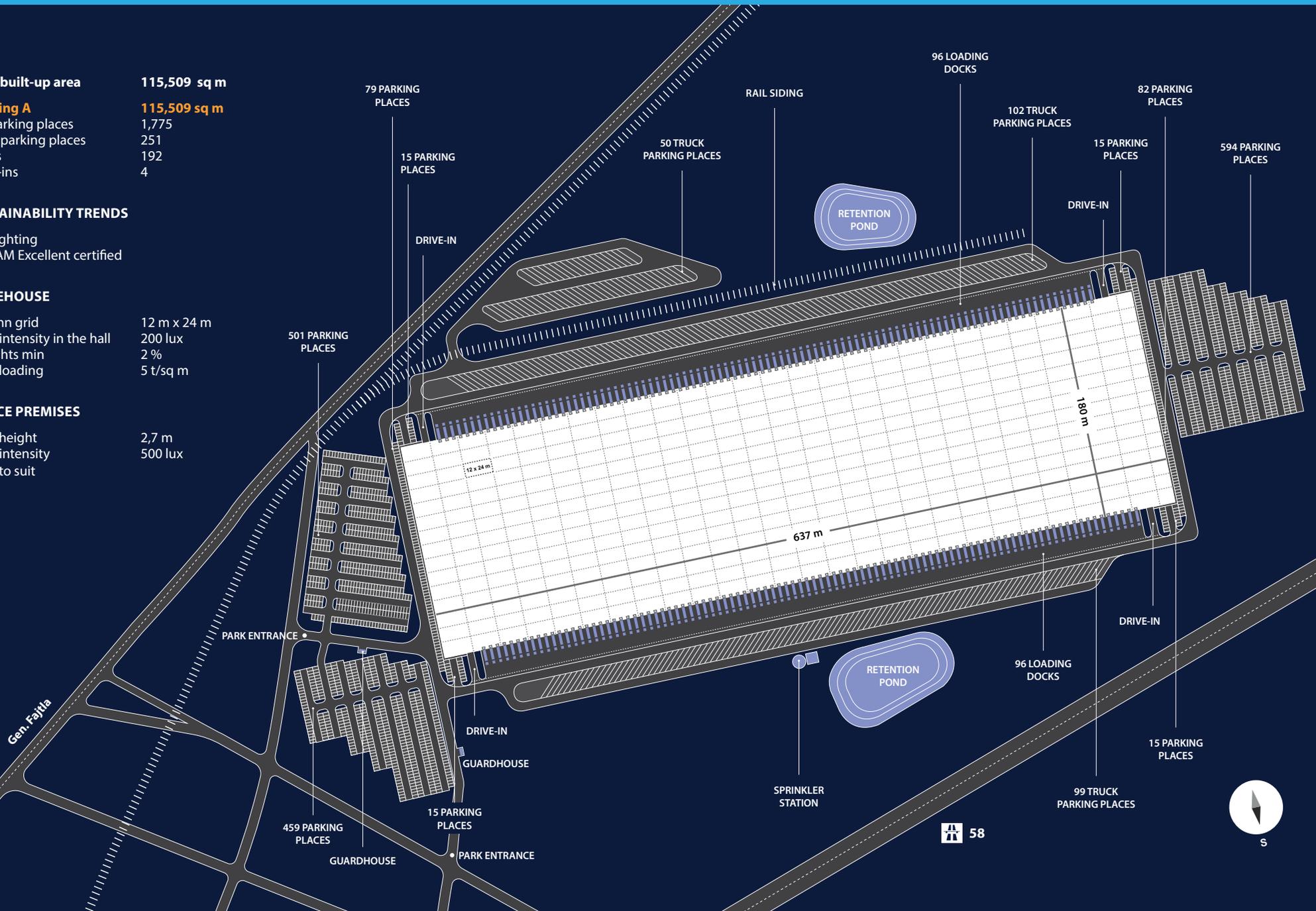
LED lighting
 BREEAM Excellent certified

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





PANATTONI PARKS
BUILT - TO - SUIT AND CLIENTS

- | | |
|--|---|
| <ol style="list-style-type: none"> 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain 2 DSV, TIREX TYRE, SMIC, Panalpina, Huajie, Europe Ecommerce Services, ViaPharma 3 Yanfeng (Johnson Controls) 4 Alpha Corporation (Assa Abloy) 5 Simoldes Plastics 6 HP Tronic 7 Saint Gobain Sekurit, Raben Group 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech | <ol style="list-style-type: none"> 9 DHL, BWI, Tchibo 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire 11 IAC 12 Bombardier 13 Okay, Lorenz Logistic, Dermacol, Richter+Frenzel, Baby Direkt 14 TI Automotive, Streit 15 Lear Corporation |
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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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