

PROLOGIS PARK BRNO

R52 motorway | Exit 10/16

25.9 ha

Potential Buildout of 90,000 m²






CZECH REPUBLIC





park description

- 3 buildings planned totalling 90,000 m²
- Land area of 25.9 ha
- Directly situated on the expressway R52
- Enjoys great visibility
- Nearby ports: Bratislava and Vienna
- Nearby container terminals: Bratislava and Vienna
- Closest international airports: Brno, Bratislava and Vienna
- Excellent infrastructure
- Advantageous labour cost & availability
- Location in a region with high consumption (Brno, Bratislava, Vienna) and strong manufacturing base

 10 m	 5 t/m ²	 R52
 Brno 20 km	 Brno 10 km	

SITE PLAN



external

- Minimum 35 m deep truck court
- Ample parking places for trucks and passenger cars
- Fully fenced park with 24-hour security service
- Central gatehouse equipped with CCTV system with recording

warehouse

- Concrete/steel building structure
- 10 m internal clear height
- ESFR sprinkler system
- Skylights and smoke vents
- Interior fire hydrants/hoses
- Gas fired dark radiator heating system
- 5,000 kg/m² floor loading capacity
- Hörmann electrical loading docks and drive-in docks

office

- Flexible layout with sufficient social areas
- Mezzanine at customers' request above loading dock area
- Heating maintenance system to 20°C with outside temp. of -15°C
- Average lighting level of 500 lux
- Cable trunks for cable systems

location

Brno has been identified as a core market in the Czech Republic. Prologis Park Brno enjoys great visibility as it is directly situated on the main motorway R52, which links Brno to Vienna (part of European route E461). The site is located 10 kilometres from a city limits of Brno (the second largest city in the Czech Republic), 5 kilometres from Rajhrad, 120 kilometres from Vienna and 125 kilometres south-west of Bratislava. This advantageous location makes the park an ideal distribution hub for domestic and international logistics services.

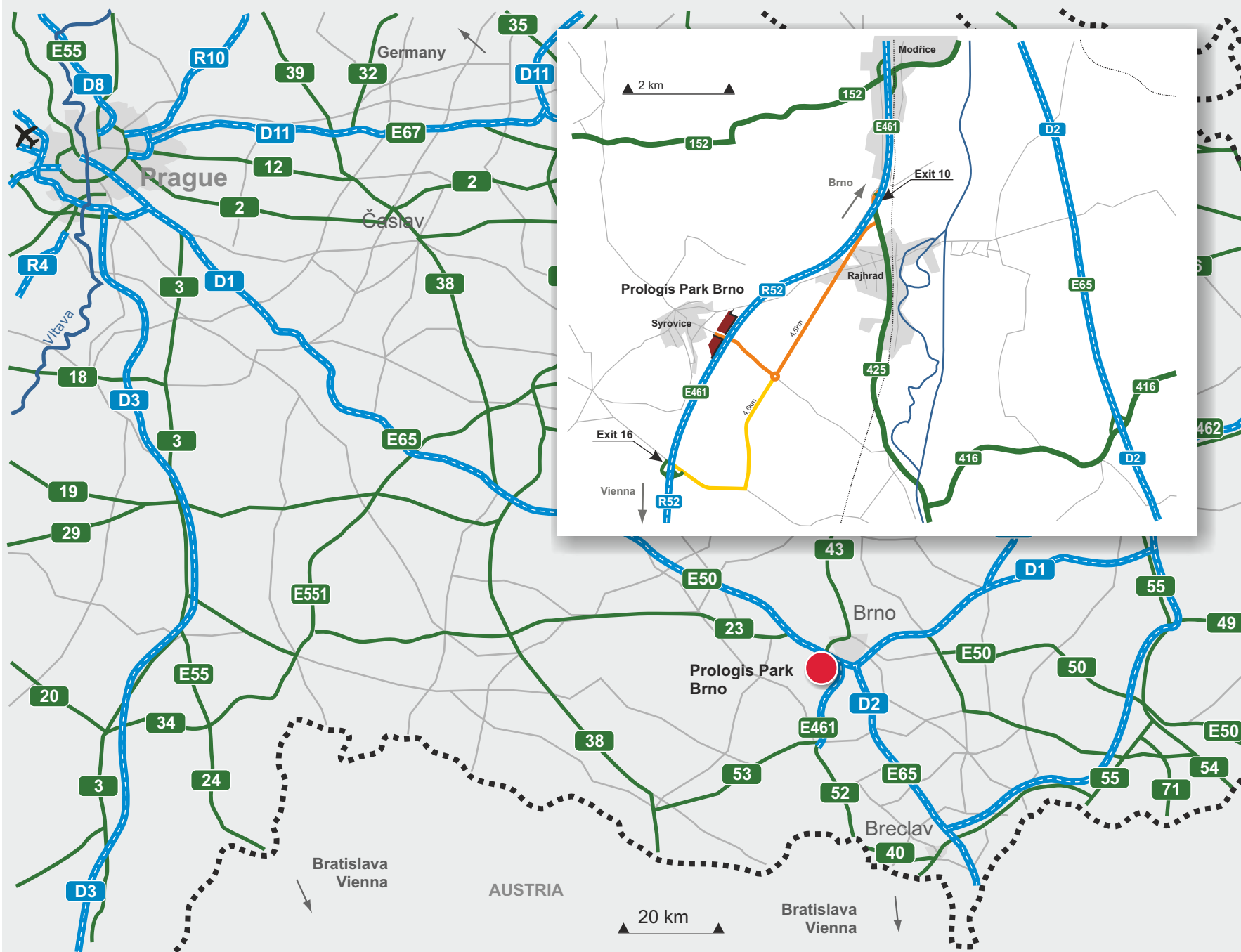
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