



**CONTERA PARK  
OSTRAVA D1**

TOTAL LETTABLE AREA

**156 050** 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.



### PARK ADDRESS

Žižkova

711 00 Slezská Ostrava

Czech Republic

Katovice ..... 88 km

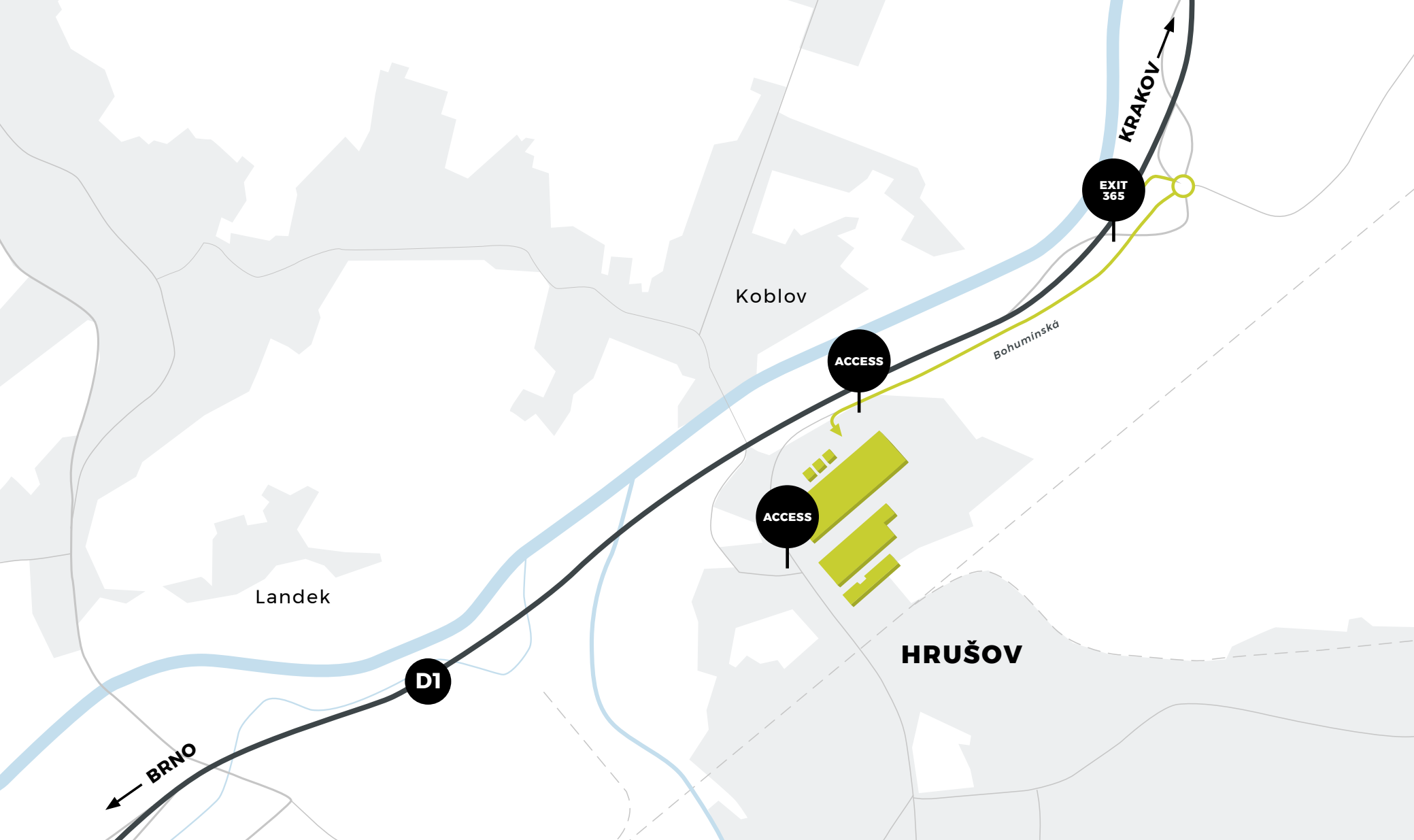
Olomouc ..... 110 km

Krakov ..... 160 km

Brno ..... 170 km

Vratislav ..... 230 km

Prague ..... 380 km



..... 2 km

..... 18 km

..... 1,5 km

..... 200 m

..... 2 km

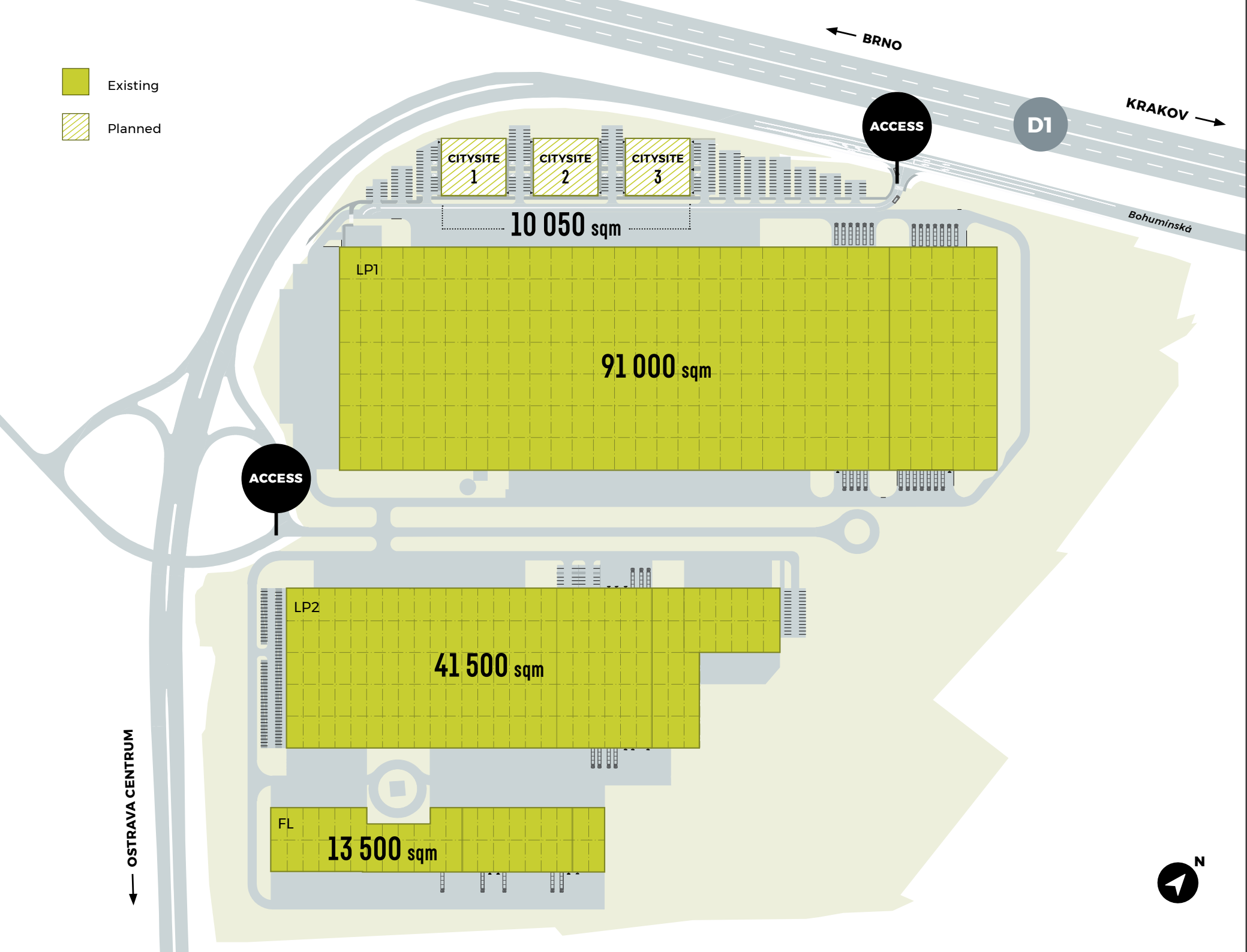
..... 2 km

..... 5 min

..... 5 min

..... 5 min

- Existing
- Planned



# 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

|                   |                    |
|-------------------|--------------------|
| <b>TOTAL AREA</b> | <b>156 050 sqm</b> |
| Building LP1      | <b>91 000 sqm</b>  |
| Building LP2      | <b>41 500 sqm</b>  |
| Building FL3      | <b>13 500 sqm</b>  |
| Building Citysite | <b>10 050 sqm</b>  |

# BUILDING STANDARDS

|  |                  |
|--|------------------|
| Column grid                                  | <b>12 x 24 m</b> |
| Clear height                                 | <b>10 m</b>      |
| Floor loading capacity                       | <b>5 t/sqm</b>   |
| 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                    |                  |





# TENANTS' PROFILES

The logo for Sportisimo, featuring the word "SPORTISIMO" in a bold, sans-serif font with a stylized tennis ball icon above the letter "I".

The logo for Pilsner Urquell, featuring a circular crest with a key and the text "Pilsner Urquell" in a stylized, gothic-style font.

**ATComputers**

*Emons*

Medesa

The logo for Idemia Group, featuring a stylized icon of three nested chevrons pointing right, followed by the text "IDEMIA GROUP".

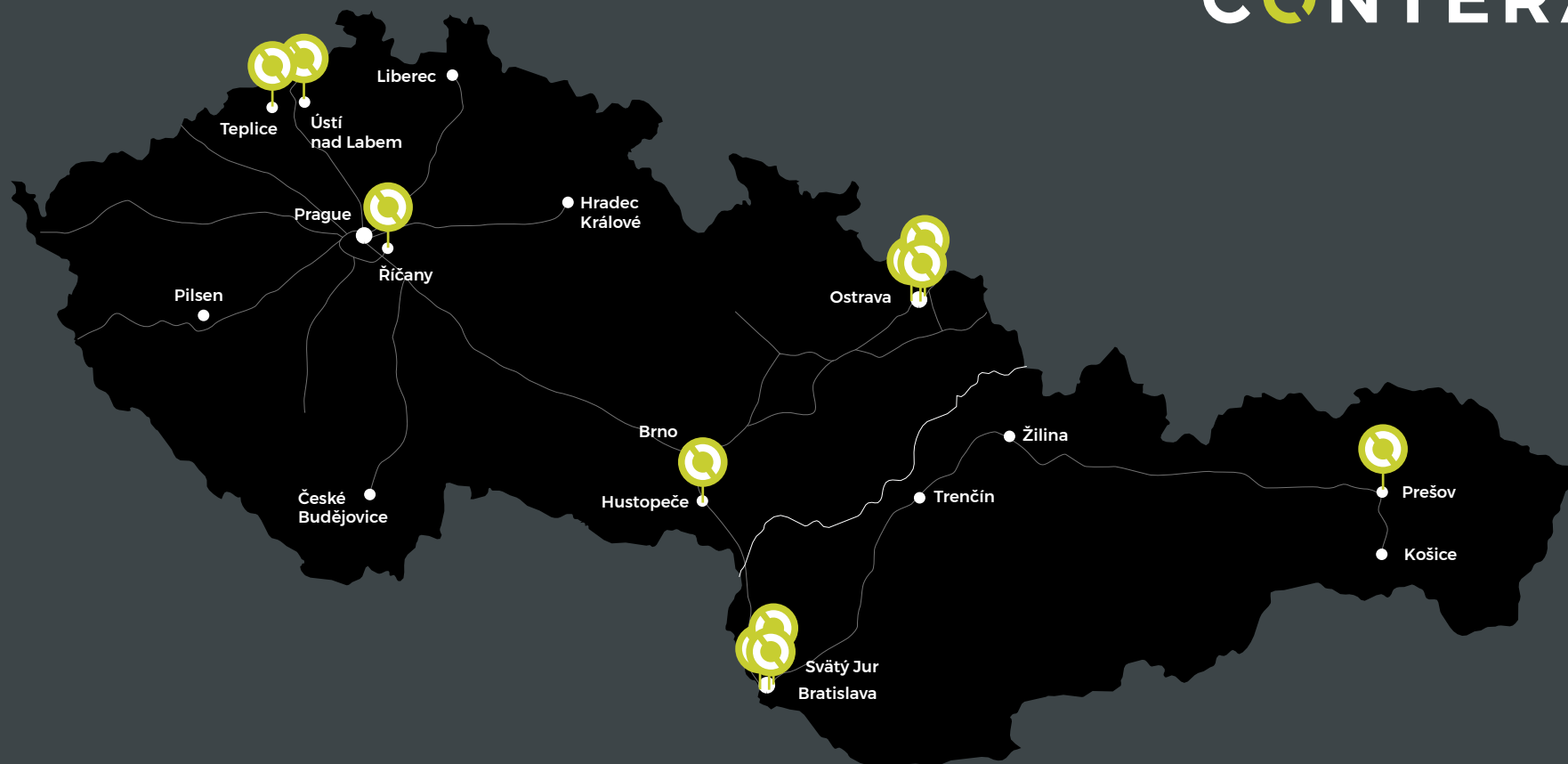
The logo for Tesla Batteries, featuring the word "TESLA" in a bold, sans-serif font above the word "BATTERIES" in a smaller font, all enclosed within large square brackets.

**RUUKKI**

První **Signální**  
The logo for První Signální, featuring a stylized icon of a circle with three horizontal lines on the left side.

The logo for VAS Solutions, featuring a stylized icon of a cube with a hole in the center, followed by the text "VAS Solutions".





## CONTACT

### **Laurent Jechoux**

Business Director

E: [laurent.jechoux@contera.cz](mailto:laurent.jechoux@contera.cz)

M: +420 724 852 820

### **Lucie Havlíčková**

Leasing Manager

E: [lucie.havlickova@contera.cz](mailto:lucie.havlickova@contera.cz)

M: +420 777 482 071



- STRATEGIC PARTNER -