

UNIQUE BUSINESS PARK
IN THE CENTER
OF OSTRAVA



P3 OSTRAVA CENTRAL

ADDRESS

Halasova 2904/1
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Czech Republic

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The Czech Republic is a developed, high-income export-oriented social market economy based in services, manufacturing and innovation.

The country's GDP in 2021 was €290bn and its per capita GDP was €27,109. Unemployment in the Czech Republic is low, averaging below 5%. Major industries include automobile manufacturing and food production, as well as energy, transportation infrastructure and scientific innovation. The Czech Republic is located in the geographical centre of Europe, bordering Germany, Poland, Slovakia and Austria, and is crossed by a number of European highways, such as the E12, E50 and E65.

Ostrava, the Czech Republic's third-largest city with a population exceeding 280,000, is located in the northeast near the borders of Poland and Slovakia. Renowned for its industrial heritage, Ostrava is a vibrant hub for innovation, culture, and education, hosting leading technical universities and fostering opportunities for business and research.

Ostrava's strategic location near Poland and Slovakia makes it a prime gateway for Central and Eastern European markets. The region offers robust transport infrastructure, including road, rail, and air connectivity, complemented by incentives for investors. Ostrava's rich cultural heritage, modern amenities, and focus on sustainability make it an attractive destination for businesses and residents seeking growth and quality of life.



MICRO LOCATION

Unparalleled Accessibility

Situated in the established area of Dolní Vítkovice, P3 Ostrava Central benefits from an excellent inner-city location at the junction of Místecká and Rudná streets. This strategic position ensures convenient access to Ostrava's city center and its surrounding commercial district. The excellent highway connection to D1 and D48 provides direct motorway access to key national and international destinations, including the Slovak and Polish borders, enabling seamless cross-border trade.

Region of Technically Skilled Workforce

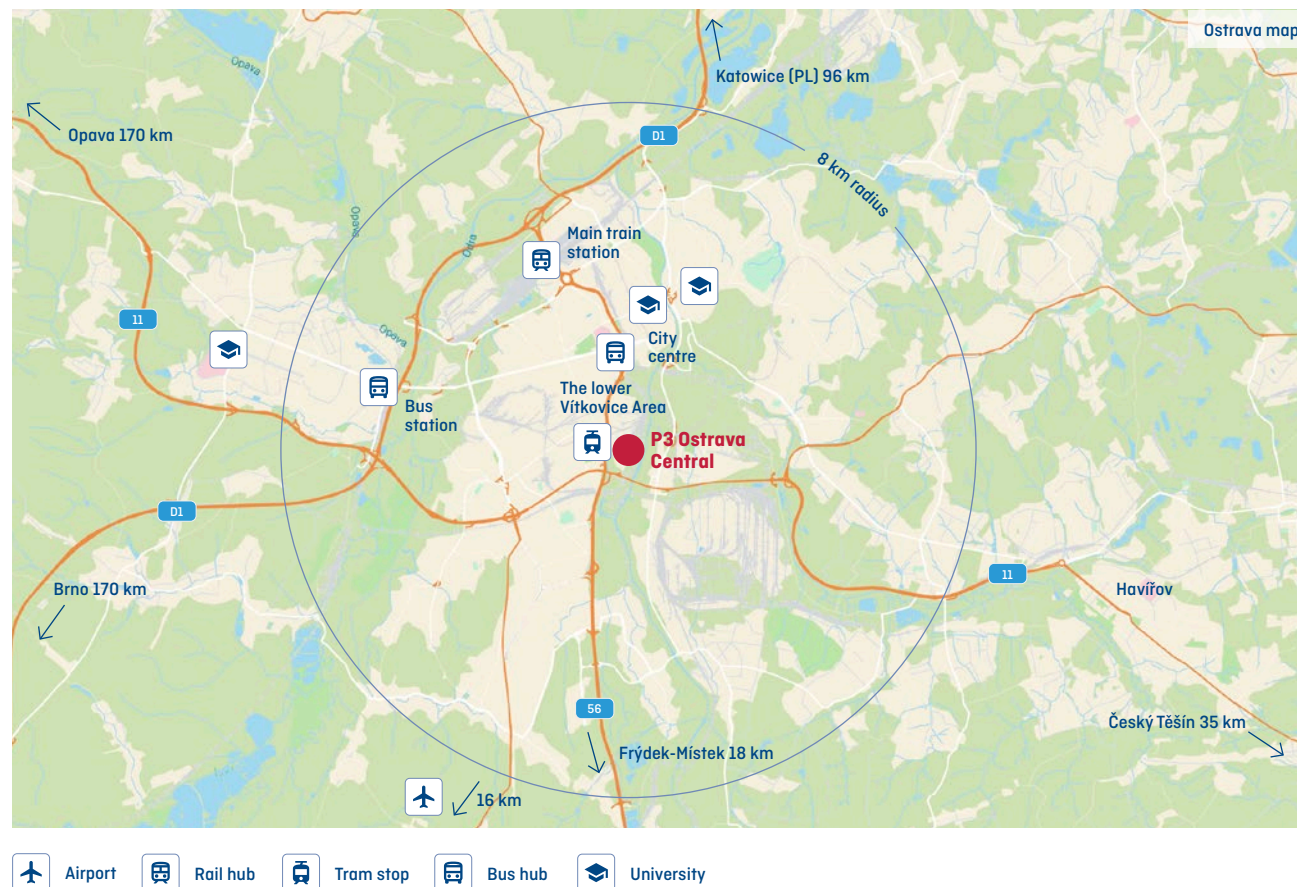
The area's large population base, Technical University of Ostrava and high schools and above-average unemployment rate ensure long-term availability of highly skilled workforce. Just minutes from the city center, P3 Ostrava Central offers excellent access via main roads and public transport, ensuring smooth commutes for employees and efficient logistics. Nearby services and commercial facilities support daily business operations.

Key Benefits

- Inner-City location
- Highway connection
- Technically skilled workforce
- Long industrial tradition
- Low-cost area with top infrastructure

DISTANCES TO MAJOR CITIES

Prague (CZ)	3 h 40 min	371 km
Katowice (PL)	1 h	96 km
Žilina (SK)	1 h 20 min	105 km
Vienna (AT)	3 h 30 min	309 km
Bratislava (SK)	3 h 10 min	280 km
Warsaw (PL)	3 h 40 min	380 km
Berlin (DE)	6 h	568 km



After a demanding renovation, the 44-hectare brownfield is ready for the construction of a modern commercial industrial park, which will bring life back to the abandoned locality and become part of the city.

Key Benefits of P3 Ostrava:

- Large electrical input capacity of up to 20 MW
- The zoning plan does not limit the height of the buildings
- A large number of parking spaces for cars
- Three entrances to the park via the roundabout from Hornbach, Rudná street, Místecká street and Halasova street
- Over 130,000 m² of green space
- Multiple rest areas created within the park
- Public charging points for electric cars, type AC, power 22 W available
- Nearby a planned bike path along the Ostravice river



Main entrance



Bus stop



Tram stop



EV charging station



Get directions

AVAILABLE SPACE

Building	Warehouse (m²)	Note
L1	27,901	*
L2	29,022	*
L3	15,992	*
M1	10,210	*
M2	14,544	*
M3	14,544	*
M4	10,210	*
S1	3,672	
S2	7,308	*
S3	3,975	*
S4	3,975	*
S5	3,975	*
XS1	1,340	
XS2	1,340	
XS3	2,188	
XS4	2,176	
Total	152,372	

* Possibility to divide to smaller units



Existing building Development opportunity

TECHNICAL SPECIFICATIONS

Space specification standards:

- Variable units from 1,500 m²
- Sprinkler system
- Ceiling heating units
- A flexible layout of offices with air conditioning
- Column module: 24 × 12 m
- Clear height of storage areas: 10–20 m
- Loading yard: 35 m
- Floor load: 5 t/m²
- A minimum of 1 loading ramp with one loading bridge per 1,000 m² of storage space
- BREEAM Very Good

PARK FEATURES

20 MW

ELECTRIC POWER CAPACITY

10

EV CHARGING STATIONS

Very Good

BREEAM CERTIFICATION

B/C

EPC RATING





Visualisation of the completed park



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 9.6 million m² of assets under management and land bank of 2 million m² for further development.

P3 has commercial activities in 12 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services.



9.6 mil. m²

GROSS LETTABLE AREA

12

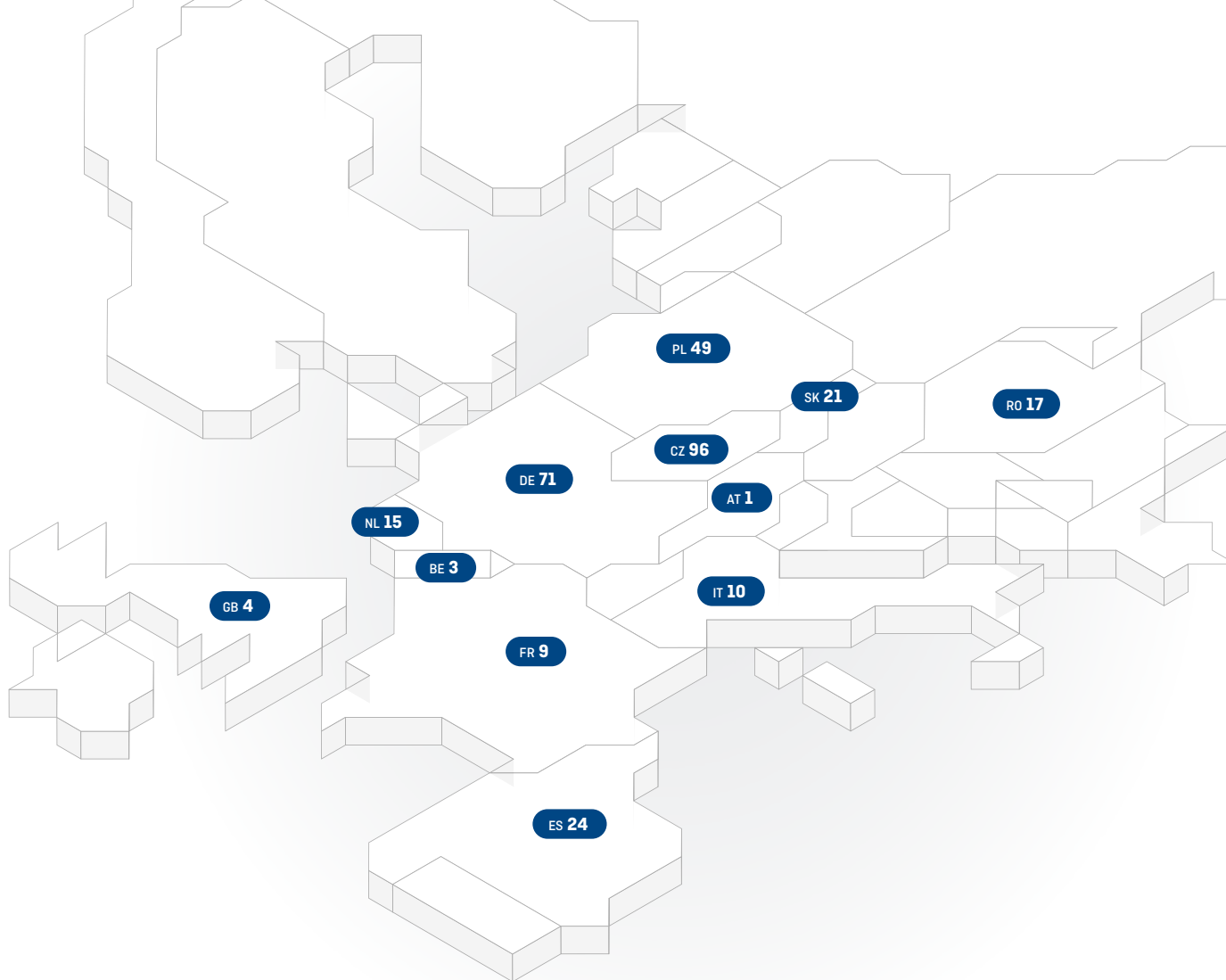
COUNTRIES

2 mil. m²

LANDBANK FOR DEVELOPMENT

470

CUSTOMERS



TOP CUSTOMERS



WESTWING

///ACTION



REFERENCE PROJECTS



Located east of Katowice at Lwowska Street near the DK79 exit, P3 Katowice spans a 7-hectare plot. It is planned to include a warehouse and office building with a total area of 25,000 m², offering excellent connectivity and a prime location for logistics and industrial businesses.



Located 15 km from the Plzeň city centre near exit 93 of the D5 motorway (Prague–Plzeň–Germany), P3 Plzeň Myslinka has transformed a 44-hectare brownfield site into a modern industrial park. Designed by award-winning architect David Kotek, the park integrates seamlessly into the nearby centre. Units ranging from 3,000 to 30,000 m² are available.



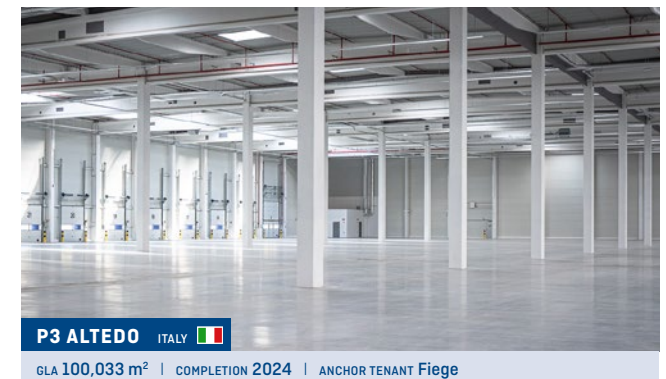
P3 Plzeň is situated 12 km from the Plzeň city centre, near exit 93 of the D5 motorway (Prague–Plzeň–Germany). Accessible by public bus and located just 2.5 km from the nearest railway station, this park was developed starting in 2007 and includes five buildings. It is home to major tenants such as Ranpak, HP Pelzer, Yazaki Wiring Technologies Czech, and WashTec Cleaning Technology.



Located at the JadeWeserPort freight transport centre, Germany's only deep-water port, this park offers 140,000 m² of logistics space across three halls. The first hall, totaling 31,738 m², is completed and available for rent. With solar panel-equipped roofs, large gates for bulky freight, and excellent road and rail connectivity, this project meets growing international shipping demands.



P3 Zörbig is situated in one of the Germany's most industrialized areas, with excellent access to the A9 highway and Leipzig Airport. This 130,000 m² property will be constructed in phases starting in summer 2025, featuring sustainable technologies. The development aims for BREEAM Excellent certification, catering to medium-to-large companies in retail, e-commerce, and light production.



P3 Altedo is a logistics park located in Italy, just 20 minutes from the Bologna Ring Road and 2 minutes from the A13 Highway tollbooth. With excellent accessibility and proximity to Bologna Airport, the park is an ideal hub for various industries, supported by the availability of skilled labor.

SPACE TO CREATE

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