

**FLEXIBLE SMALL BUSINESS UNITS  
FOR LOCAL PRODUCTION, RETAIL & LAST-MILE OPERATIONS  
MODULAR. URBAN. READY FOR BUSINESS**



# P3 OSTRAVA CENTRAL SMALL BUSINESS UNITS

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All information in this document is valid on this date.  
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**NEW**

## OVERVIEW

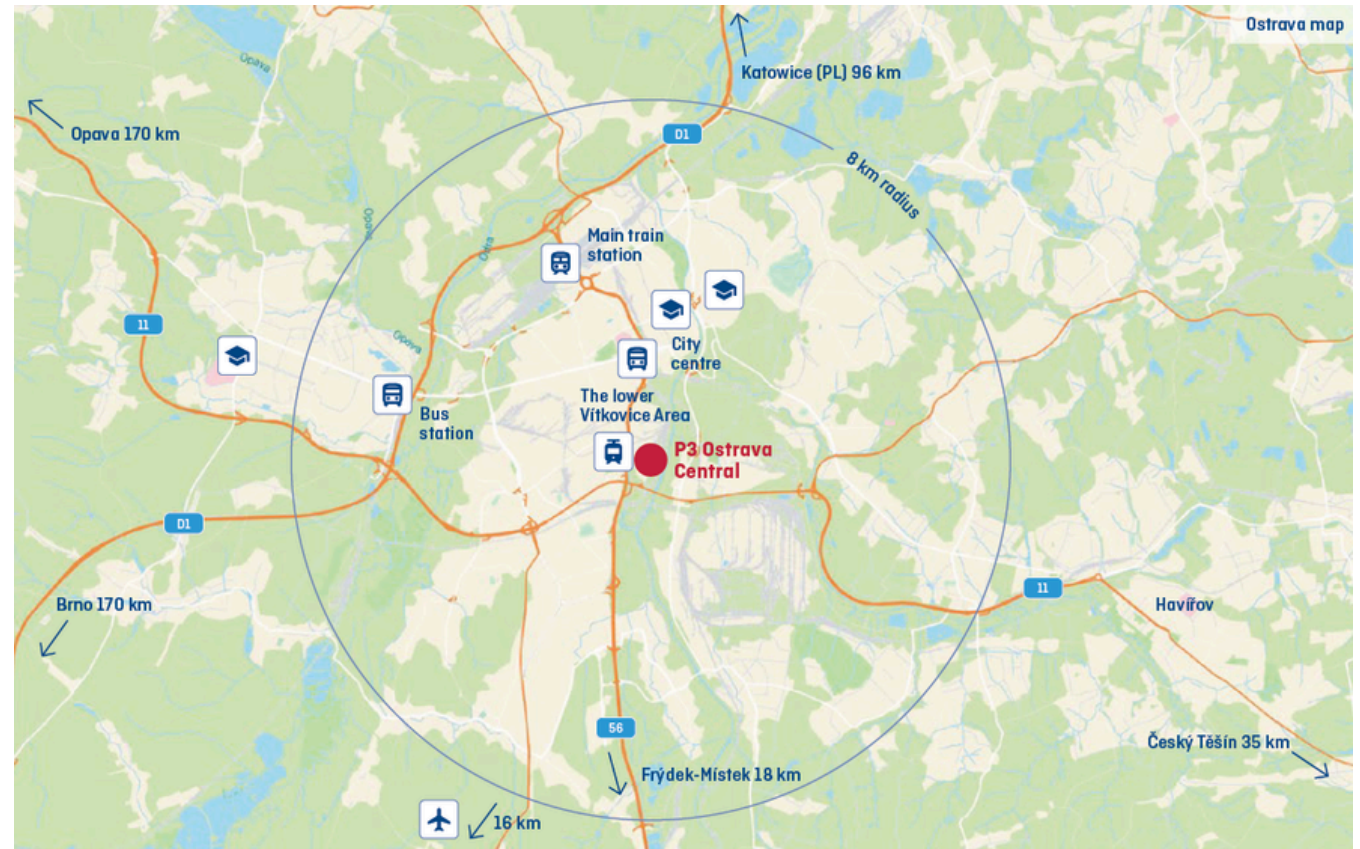
### At the Heart of Ostrava's Urban Industry and SME Growth

Ostrava is the Czech Republic's industrial and innovation hub, strategically located near the borders with Poland and Slovakia. The region offers excellent connectivity to key roads, rail corridors and international markets, making it ideal for companies that depend on fast delivery times, skilled labour and competitive operating costs.

P3 Ostrava Central is positioned at the junction of the Místecká and Rudná arterial routes, providing exceptional access across the city and beyond. This location supports:

- Short lead times for local deliveries
- Smooth daily commuting for staff
- Strong access to cross-border trade routes (PL & SK)
- Direct proximity to Ostrava's densest urban areas and customer bases

With a population of more than 280,000 and a well-developed ecosystem of manufacturing suppliers, engineering firms and retail operators, Ostrava provides a fertile environment for SMEs seeking modern, flexible and connected space.



#### DISTANCES TO MAJOR CITIES

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



## High-Visibility Urban Location With Direct Road Exposure

P3 Ostrava Central is a 44-hectare redeveloped urban industrial area in Dolní Vítkovice, combining excellent accessibility, technical infrastructure and modern design.

The zone benefits from frontage and visibility toward both Místecká and Rudná—two of Ostrava's busiest transportation axes. This makes the units uniquely suitable for operators who need:

- Customer-facing presence
- Brand visibility to daily traffic flows
- Retail-to-warehouse flexibility
- Easy drive-in access for vans and light trucks

The site is served by two park entrances, ensuring smooth vehicle circulation and short arrival times for staff and customers. The location is well served by public transport and is situated close to cycling routes, making it easily accessible for employees.



## Space That Adapts to Your Business

Units are designed with a modular concept that supports:

- Light industrial and development uses
- Production and assembly
- Retail warehousing
- Showroom space
- Last-mile and micro-fulfilment logistics
- Craft manufacturing and workshops
- Service-oriented operations with customer access

Small Business Units extend this offering, bringing high-quality modular spaces to smaller tenants, retailers, service providers, e-commerce and light manufacturing operations.

Each unit offers flexible configuration options:

### 1 GROUND-FLOOR ONLY LAYOUT

Ideal for storage, production or workshop use:

- Drive-in door access
- Clear, column-free operational space
- Integrated staff facilities
- Office/amenity block ready for fit-out
- Showroom

### 2 TWO-STOREY LAYOUT (OPTIONAL)

Option for two-storey layout covering business needs:

- Second-floor office, showroom, studio or meeting rooms
- Ideal for businesses with customer-facing needs
- Separation of operational and commercial functions

### 3 COMBINED UNITS

- Multiple units can be linked for tenants needing larger or expanding footprints

### 4 RETAIL-FRONT OPTION

- Full glazing/shopfront elements can be considered on agreement with customer



**AVAILABLE SPACE**

## Modular Units Designed for Growth

The SBU concept consists of two newly developed buildings offering micro-units ranging from approx. 322– 1,178 m<sup>2</sup>. Each unit integrates a warehouse/production area with built-in facilities and optional second-floor office or showroom space.

### Planned Delivery

H1 2027 (subject to final permitting and construction schedule)

#### SBU A

Unit	WH (m <sup>2</sup> )	Amenities 1 <sup>st</sup> floor (m <sup>2</sup> )	Total area (m <sup>2</sup> )
<b>Total</b>	<b>4,841</b>	<b>996</b>	<b>5,837</b>

#### SBU B

Unit	WH (m <sup>2</sup> )	Amenities 1 <sup>st</sup> floor (m <sup>2</sup> )	Total area (m <sup>2</sup> )
<b>Total</b>	<b>730</b>	<b>159</b>	<b>889</b>

### Indicative Layout



- Existing building
- Small Business Project (Development)

## TECHNICAL SPECIFICATIONS

### Modern, Efficient and Ready for Daily Operations

#### Based on P3 development standards:

- Clear height: 8 m
- Drive-in access for vans and trucks <10 t
- Floor load: 5 t/m<sup>2</sup>
- Structural modules: ~6 × 9 m (Hala A) and 6 × 12 m (Hala B)
- Heating and cooling options ready for installation
- Built-in amenity block (1st & 2nd floor): Offices, changing rooms, social facilities, technical rooms
- Manufacturing-ready gas connection
- Optional sprinkler system if required by tenant

#### Utilities & Connectivity

##### From the park's overall infrastructure:

- Electrical capacity up to 20 MW for the site
- Public transport and cycling access
- Generous parking, including EV charging
- Excellent access for staff and customers

## SUSTAINABLE PERFORMANCE

### Built to Modern Environmental Standards

P3 Ostrava Central Small Business Units follows the principles and guidelines outlined for BREEM Very Good/Excellent certification, including:

- Energy-efficient LED lighting
- High-performance building envelope
- Modern HVAC solutions with low emissions (per BREEM guidelines)
- Sub-metering and smart monitoring of water, power and gas
- Low-flow fixtures and water-saving features
- Rainwater management and retention systems
- Native landscaping supporting biodiversity
- EV charging infrastructure
- Cycling facilities and pedestrian safety measures

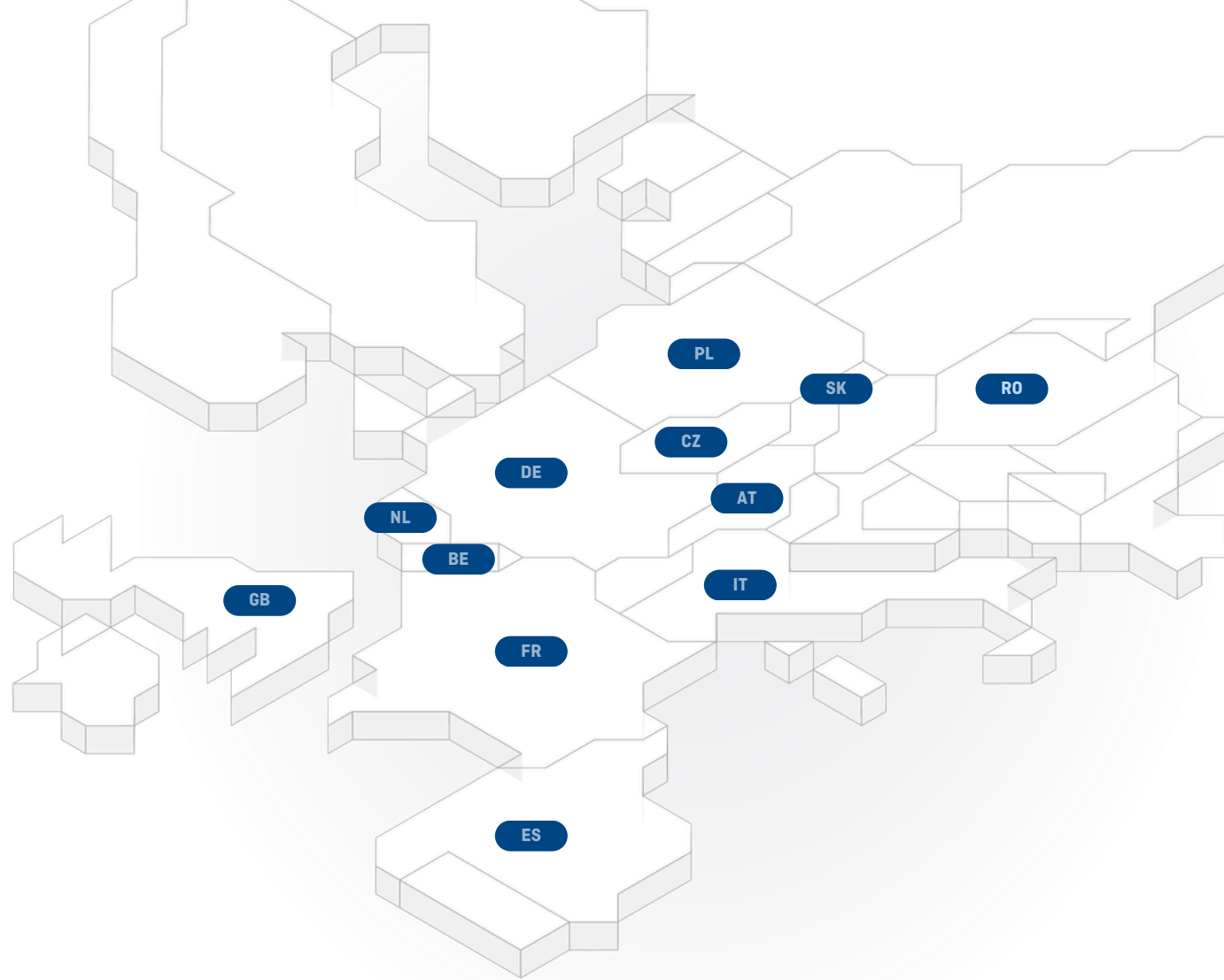
These features provide long-term operational savings and support environmentally responsible operations.



**P3 is a long-term investor, developer and manager of European industrial properties with over 10 million m<sup>2</sup> of assets under management across 11 countries.**

We develop modern, efficient and sustainable buildings tailored to the needs of our tenants—from global brands to local businesses.

At P3 Ostrava Central, we are committed to supporting the region's economic development by delivering high-quality, flexible and ESG-ready industrial solutions, including the new Small Business Units for local manufacturers, service companies, retailers and e-commerce operators.



**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



# SPACE TO CREATE

## COMMERCIAL CONTACT



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