UNIQUE BUSINESS PARK
IN THE CENTER
OF OSTRAVA



P3 OSTRAVA CENTRAL

ADDRESS
Vítkovice 3055
703 00 Ostrava
Czech Republic

COMMERCIAL CONTACT
Marek Jaskula
marek.jaskula@p3parks.com
+420 724 875 238

Issued: 06.08. 2025
All information in this document is valid on this date.
For current information please contact P3 Team.

MACRO LOCATION

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

The country's GDP in 2023 was €330bn and its per capita GDP was €30,000. Unemployment in the Czech Republic is low, averaging below 2,7%. 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 283,000, 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.



OVERVIEW

Unparalleled Accessibility

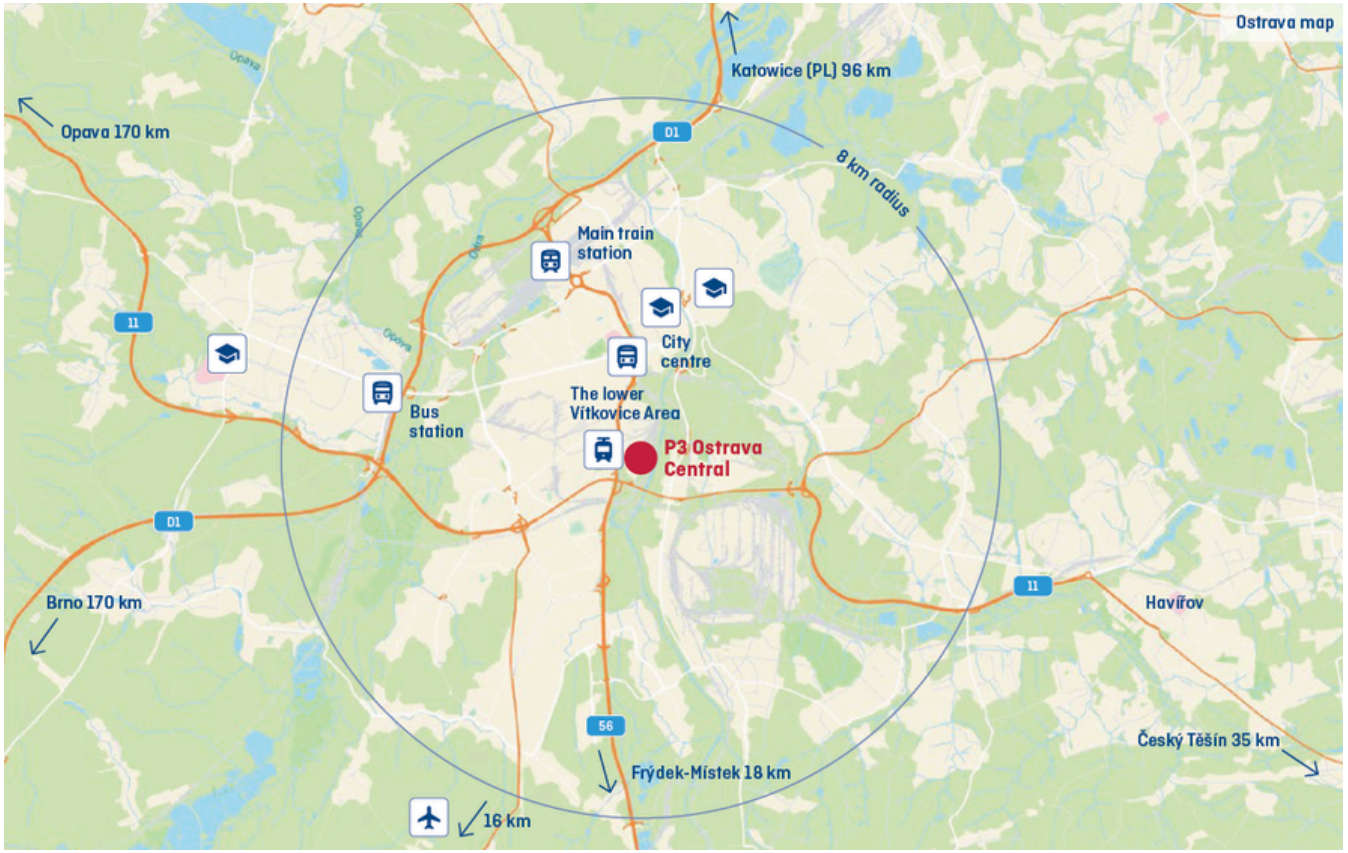
Situated in the established area of Dolní Vítkovice, P3 Ostrava Central benefits from an excellent inner-city location at the junction of Místecká and Rudná streets. This strategic position ensures convenient access to Ostrava's city center and its surrounding commercial district. The excellent highway 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 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





LOCAL ACCESS

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 Central:

- 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



AVAILABLE SPACE

Unit	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

Warehouse (Development)

Main Entrance

TECHNICAL SPECIFICATIONS

- 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 Excellent



SUSTAINABLE PERFORMANCE

20 MW
RENEWABLES CAPACITY

10
EV CHARGING STATIONS

Excellent
BREEAM CERTIFICATION

B/C
EPC RATING






XS1
XS1
M2

SUSTAINABLE OPTIONS – EXTERIOR



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



For further consultation about sustainability and customisation matters please contact:

Julie Paulson
julie.paulson@p3parks.com
+420 731 435 734

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

REFERENCE PROJECTS



P3 PLZEŇ CZECHIA

GLA 44,422 m² I COMPLETION 2007 I ANCHOR TENANT: WashTec Cleaning Technology

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, Yazaki Wiring Technologies Czech, and WashTec Cleaning Technology.



P3 PLZEŇ MYSLINKA CZECHIA

GLA 63,826 m² I COMPLETION 2024 I ANCHOR TENANT: WM SE

Located 15 km from the Plzeň city centre near exit 93 of the D5 motorway (Prague–Plzeň–Germany), Units ranging from 3,000 to 30,000 m² are available. Tenants in the park include, for example, companies such as ICOM, Alllog, and HP Pelzer.



P3 KATOWICE CITY POLAND

GLA 21,919 m² I COMPLETION 2024

P3 Katowice City is a modern warehouse park located on Lwowska Street, in the eastern part of Katowice, right next to the exit from national road No. 79. On a 4.7-hectare plot, there is a modern warehouse facility with an area of 25,000 m², designed for tenants for whom proximity to the city center is a key factor.



P3 JADEWESERPORT GERMANY

GLA 140,460 m² I COMPLETION 2024 I ANCHOR TENANT: Zhejiang Seaport

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 GERMANY

GLA 130,487 m² I COMPLETION 2026

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 ITALY

GLA 100,033 m² I COMPLETION 2024 I ANCHOR TENANT: Fiege

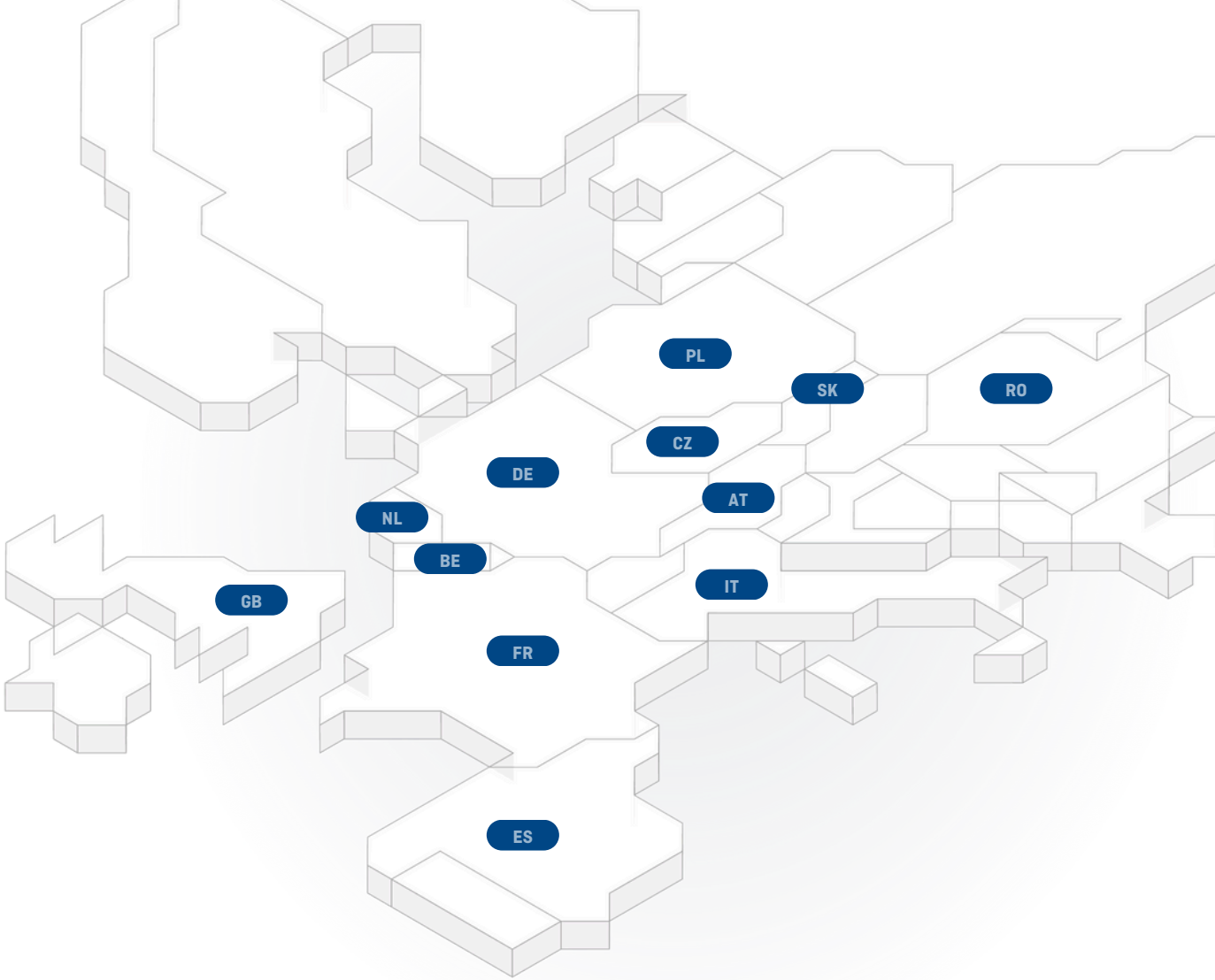
P3 Altedo is a logistics park located in Italy, just 20 minutes from the Bologna Ring Road and 2 minutes from the A13 Highway tollbooth. With excellent accessibility and proximity to Bologna Airport, the park is an ideal hub for various industries, supported by the availability of skilled labor.

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m² of assets under management.

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information about P3, please visit www.p3parks.com



9.7 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3.5 mil. m²
LANDBANK FOR DEVELOPMENT

490+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER
BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



Marek Jaskula
marek.jaskula@p3parks.com
+420 724 875 238

COUNTRY OFFICE



P3 Logistic Parks
Na Florenci 2116/15
110 00 Prague 1, Czech Republic
info@p3parks.com

P3Parks.com