

RAINBOW CENTER S.R.O.

Ideal foundation for your business.

50.900m²

Total area

18.000m²

Expansion of the
lettable area

2.000m²

Office space

1.000m²

Showrooms

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Rainbow Center - modern space for your business

We are introducing you the area of 50,900 square meters with a strategic location on the outskirts of Banská Bystrica, with excellent transport connection to the R1 motorway. The highest standard of industrial space with the possibility of expanding rentable space up to 18,000 square meters; business and commercial premises as well as the logistics center of the international forwarding company. Modern constructions should also take into account the environmental aspects, low energy consumption or proper management of resources. Therefore, we have also decided to make an overall efficient use of the construction with an emphasis on the environment. This applies to warehouses and offices. It means low operating costs for lessors. Parking spaces, a relaxed green zone with a place for snack, non-stop operation and various intelligent and ecological solutions are a matter of course for the client. As we care about the comfort of our clients and lessors, we will try to meet all current requirements for a modern area.

Movement in this large area will be possible by bicycles or scooters to minimize the use of cars in the compound. Certainly, there will be various modern environment-friendly electrical installations such as intelligent LED lighting and others.

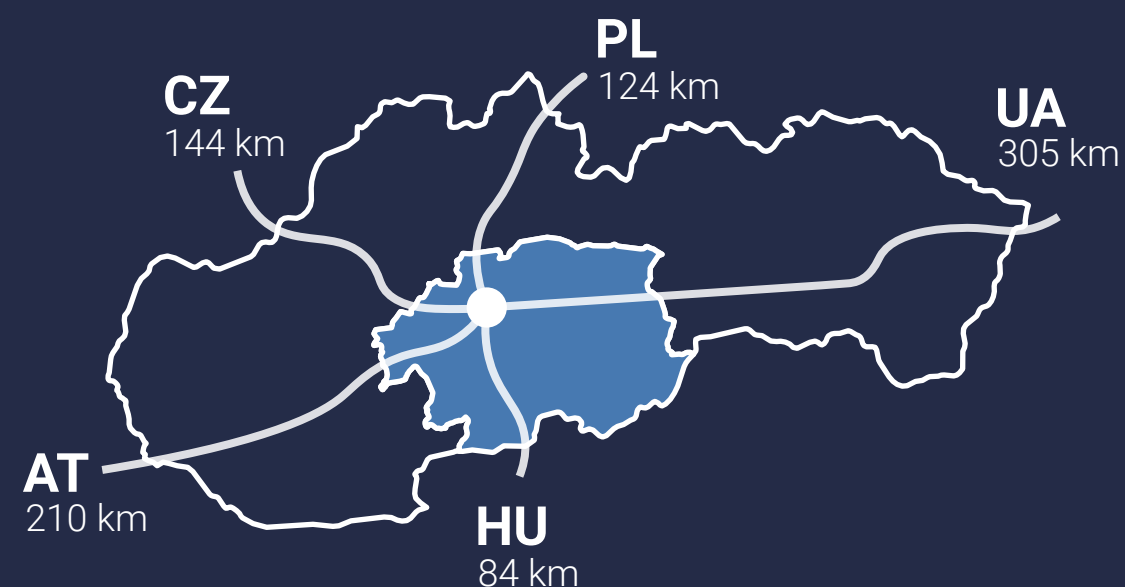
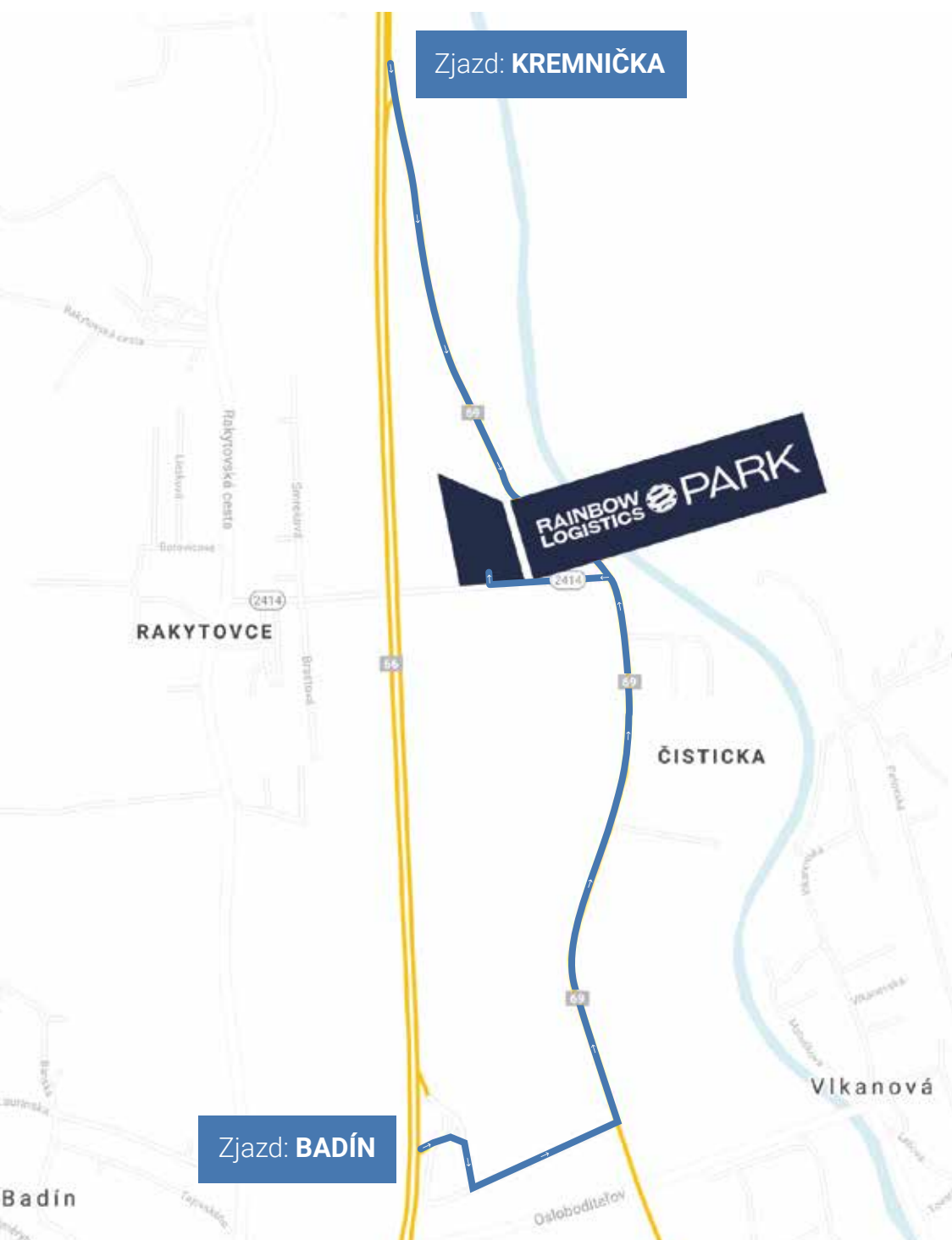
Area 50.900m²

Leasable area expansion up to 18.000m²



Location - Rainbow Center

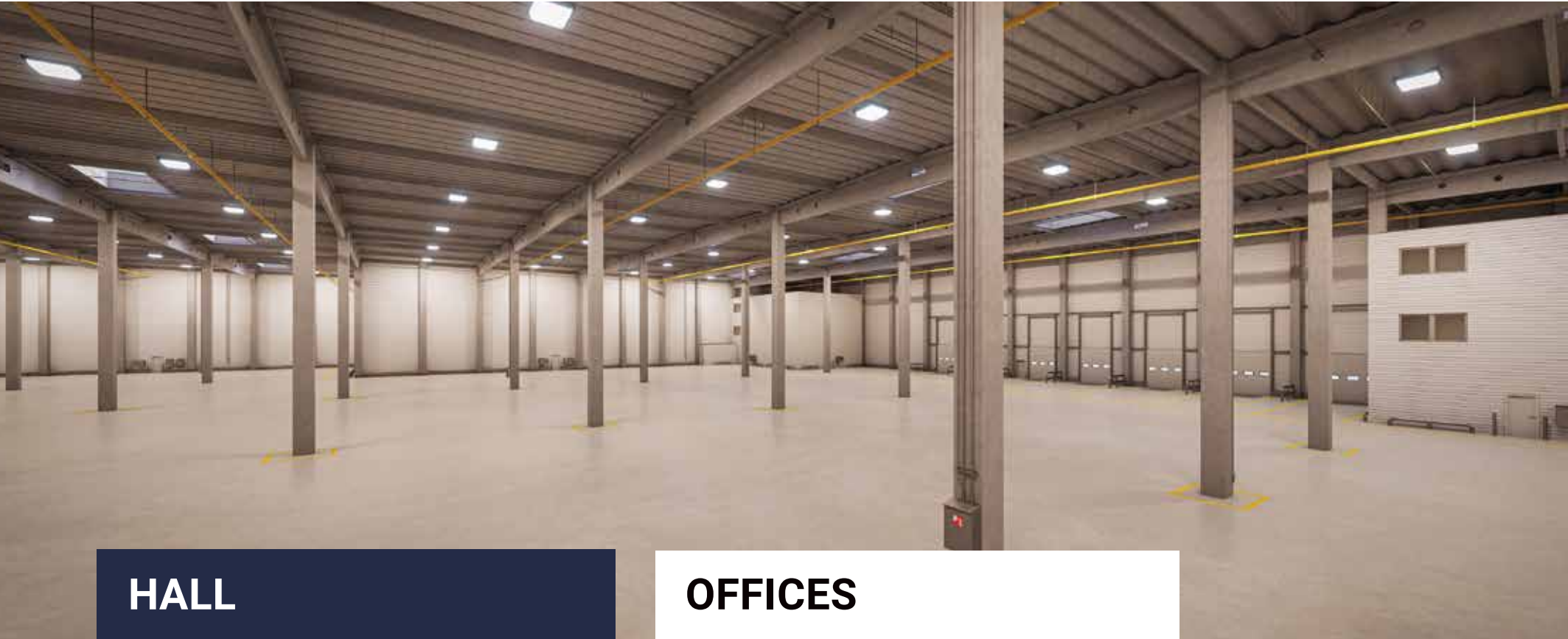
Strategic location at
the junction of road transport



The park is located in the southern part of Banská Bystrica, in the city district Kremnička. From the west side is bounded by the R1 / E77 motorway, from the northeast side there is a direct access to the 1st-class road 69 and from the south side to the 3rd-class road 2414. The park is easily accessible from the city center and suburbs. Its perfect location offers great visibility from the R1 road

Logistics Park is strategically located in the transit routes hub, where the motorway 69 allows quick connections to Bratislava, Vienna and Budapest, which creates an ideal position for all types of manufacturing and non-manufacturing services as light industry, distribution and warehousing.

We offer you the ideal foundation for your business



HALL

Renting of warehouse space from 1.000 m² to 18.000 m².

The halls can be divided according to the client requirements by non-carrying dividing walls into required units. Halls can be used for production or light industry. Object is located in the rear northern part of the area.

- Turnkey solution according to client requirements
- From smaller to large premises
- Clearance min 12m
- Trouble-free access and maneuvering of trucks
- Dispensing place for online store

OFFICES

Separate 3 storey office building with the possibility of expansion up to 5 floors.

Office space is located on the south side of the area. On the ground floor are entrance areas, showrooms, shops. The premises are designed as large offices with sufficient illuminated premises, with the possibility of adding transparent or full partitions. On each floor are designed sanitary rooms, kitchenettes, cleaning chambers.

- Modern air-conditioned premises
- Sufficient parking spaces
- Visibility of the building from R1
- Pleasant space with a relaxation room and greenery in front of the building

Hall, offices, showrooms or shops in one place with parking directly in front of the building.

Rainbow Center will have good infrastructure and facilities.

Central gatehouse, fire alarm, parking lot, security service, day and night security guard service including parking lot, total fencing of the area, daily administration, operation and maintenance, road cleaning, waste collection, sorting and recycling, etc.



Technical description

The area is connected to all necessary engineering networks - electrical wiring, STL gas distribution, sewerage, water supply, telecommunication distribution.

- All premises will be adapted to the needs and requirements of future clients.

Outdoor Area

- Car park material – Block paving (concrete or asphalt)
- Drive way material – concrete or asphalt
- Exterior lighting type – LED
- Exterior lighting illuminance – 5 lux (10 lux at front facade or truck court) at 10m distance
- Hydrants – By local fire regulation
- Landscaping - Grass and trees based on local regulation and GLP standards
- Reuse of rainwater for toilet splash/gardening

Health & Safety

- Sprinkler regulation – local code
- ESFR Sprinkler system – K-14
- Smoke/fire alarm system – SK regulation
- Roof height safety plans and risk assesment - Implement rict assesment of the roof
- Create roof plan indicating safety features and dangerous areas (e.g. skylight)
- Roof access – Ladder with a locker
- Fall protection system – Safety points
- Exclusion zone – 3 meter perimeter or more on the roof if legally required

Structure

- Structure material (beams and columns) – Concrete and/or steel
- Column grid – 12x24
- Clear ceiling height – 12m
- Definition: Lowest point of the beam (main beam), with no technical equipment
- Wall protection (interiors) – 30cm concrete

Floor

- Floor loading –70 KN/m²
- Floor slab thickness – 16cm
- Floor flatness – DIN 18202 table 3, Line 3 equaling 5mm for storage and handling

Envelope

- Wall protection (exterior) – 30cm gravel anti-splash
- Insulation: Wall – 200mm Mineral wall
- Insulation: Roof – 280mm
- Roof membrane – 1,5mm PVC
- Roof insulation type – Mineral wool with high compressive strenght

Technical Installations

- Rain water drainage – Siphonic system - insulated
- Heating – Gas dark tubes
- Minimum temperature in WH – 12°C
- Transformer capacity – 630kVa

Technical Installations

- Number of dock levelers and dock doors – 1 per 850m²
- Dock leveler specks – Electric (2,0m x 2,5m)
- Dock door specks – Electric (3,0m x 3,5m)

Lighting - Warehouse

- Natural light – Appx. 4% in handling area via skylights
- Lighting type – LED
- Lighting illuminance – 200 lux in storage , 300 lux in handling area , at 1 m height

Sustainability Related Features

- EV charging stations - Preparation
- Building Management System
- Solar panels - Building ready for instalation



Any questions?

Let us know.

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