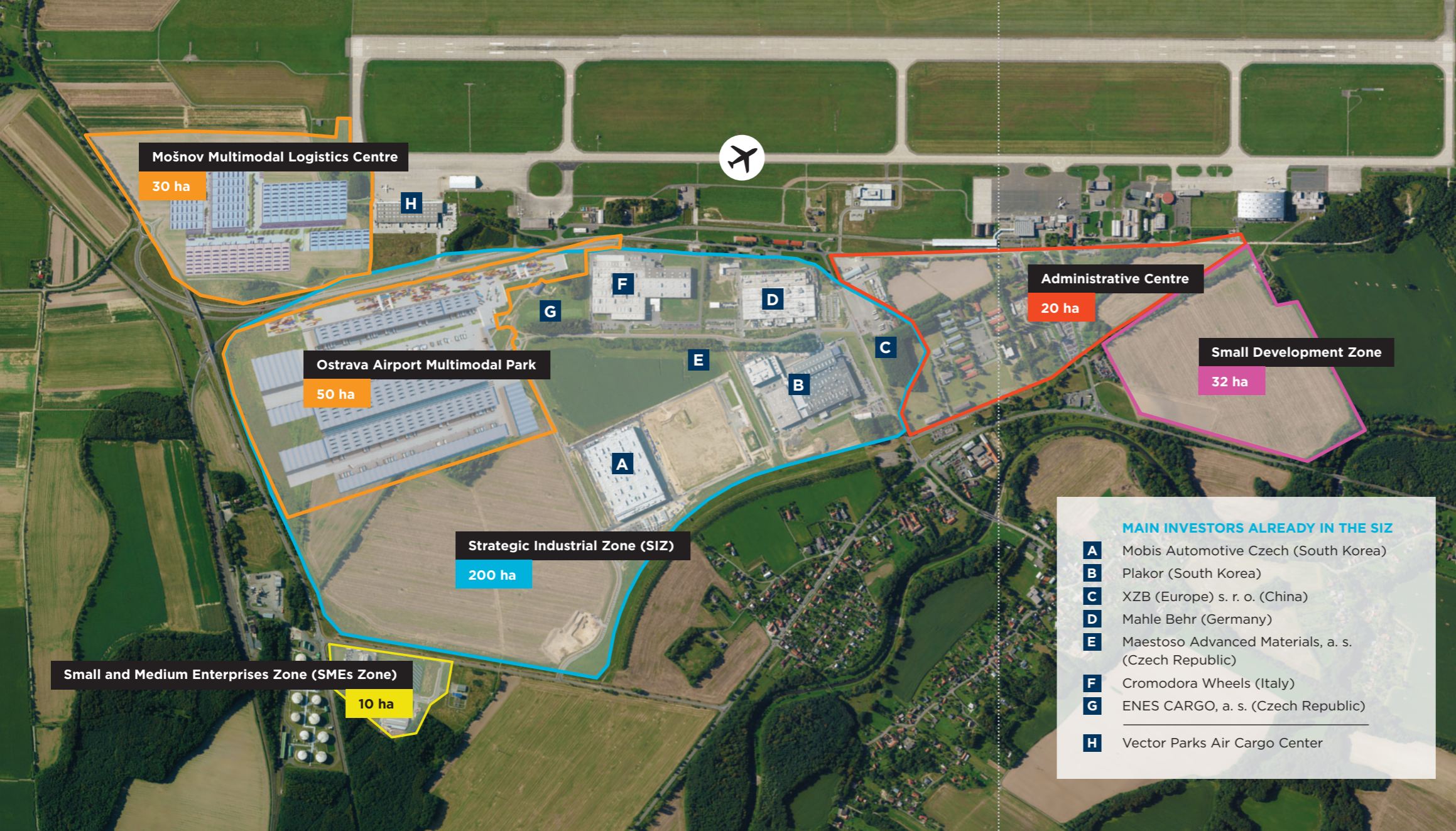




OSTRAVA - MOŠNOV

INDUSTRIAL ZONE!!!

The perfect landing place for your business



INVESTMENT OPPORTUNITIES

1. Strategic Industrial Zone (SIZ)

Approximately 55 ha (out of a total 200 ha) are available to potential investors at the Strategic Industrial Zone. The land is owned by the City of Ostrava. The zone is a greenfield site. All utilities networks are in place and ready for connection (running along the boundaries of the land plots).

The site is currently zoned for light industrial use and logistics. Investors at the zone are eligible for **special incentives of up to CZK 300,000 per new job**. Almost 4,200 new jobs have already been created directly at the SIZ, and companies have invested a total 13,770,000,000 CZK.

2. Ostrava Airport Multimodal Park

The Ostrava Airport Multimodal Park is a new multimodal logistics centre currently being built by Concens Investments at the Mošnov Strategic Industrial Zone. The project takes full advantage of the site's location in the immediate vicinity of the international airport. By 2023, the investor plans to build up to **240,000 sq m of storage and production facilities** on a site with a total area of 52 hectares. Construction of two warehouses (with a total area of 57,000 sq m) was launched last year. One of the buildings has already been completed.

Also **part of the complex will be a railway container terminal** with a strategic location on the upcoming 'New Silk Road'. The terminal will be unique in Central Europe given its size and maximum transshipment capacity of 1,600 TEU per day. The railway siding can accommodate **trains with a length of up to 700 m**.

MAIN INVESTORS ALREADY IN THE SIZ

- A** Mobis Automotive Czech (South Korea)
- B** Plakor (South Korea)
- C** XZB (Europe) s. r. o. (China)
- D** Mahle Behr (Germany)
- E** Maestoso Advanced Materials, a. s. (Czech Republic)
- F** Cromodora Wheels (Italy)
- G** ENES CARGO, a. s. (Czech Republic)
- H** Vector Parks Air Cargo Center

FACTS ABOUT THE ZONE

A STRATEGIC LOCATION IN THE HEART OF EUROPE, OFFERING EXCELLENT ACCESS:

- just 25 km south of Ostrava city centre
- very close to the Polish and Slovak borders
- the region is a major international transport hub
- easy access to the D1 motorway and R48 expressway (currently being upgraded to become motorway D48)
- directly linked to the regional railway network and public transport system
- international airport on site

PUBLIC OWNERSHIP:

- the land is owned by the City of Ostrava and the Moravian-Silesian Region

PEOPLE MAKE THE DIFFERENCE:

- the 3rd most populous region in the Czech Republic, with 1.2 million inhabitants
- the 3rd biggest Czech city and the capital of the Moravian-Silesian Region
- 5 million people living within a 100 km radius of Ostrava
- a highly qualified workforce
- strong infrastructure for innovation
- 5 universities in the region with nearly 27,000 students
- around 7,000 university graduates per year, plus around 10,000 secondary school and higher vocational college leavers

A REGION READY TO DO BUSINESS:

- all utilities networks are in place (at the boundaries of the land plots)
- customs facilities and free zone on-site
- 20 km from Nošovice, the site of the first European Hyundai factory
- an excellent business environment has attracted major foreign investors to Ostrava and the Region (Mobis Automotive Czech, Brose, Brembo, Continental, Siemens, Tieto, Hella, ABB and more)
- Ostrava is an attractive investment destination - the city was ranked 6th in the fDi Strategy Awards (European Cities and Regions of the Future 2018/19)
- in June 2018 Moody's awarded Ostrava an A1 credit rating (positive)

OFFERING A GREAT QUALITY OF LIFE:

- schools providing education in foreign languages and schools with an international approach
- great opportunities for culture and sport
- the beautiful Beskydy Mountains (30 minutes from Ostrava by car)
- the Czech Republic is simply a great place to live:
 - the 7th safest country in the world
 - the 3rd most family-friendly country in the world
 - high-quality and affordable medical care

3. Mošnov Multimodal Logistics Centre

The Mošnov Multimodal Logistics Centre is an ideal location for contract logistics providers or light industrial production.

The site (covering 30 ha) is 100% owned by the Moravian-Silesian Region. Around 24 ha of land is available to potential investors.

4. Small Development Zone

The Small Development Zone, owned by the city of Ostrava, covers approximately 32 ha and is located next to the access road to the Leoš Janáček Ostrava International Airport. The City is planning to announce a call for offers from potential investors at the site.

5. Administrative Centre

The site is currently used as a commercial and enterprise zone and is home to around 30 companies. 10 ha of land owned by the city of Ostrava (out of a total 20 ha) is available to potential investors. The City offers two options: investors can either purchase land or lease existing buildings.

6. SMEs Zone

Just south of the existing Strategic Industrial Zone, a 10 ha site has been prepared for SMEs (small and medium-sized enterprises) whose activities are related to the development of the airport, but which do not meet the criteria for the Strategic Industrial Zone. The land is in private ownership. The zone is currently fully occupied.



CONTACT

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Tomáš Havlík*

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