

Key features

Sustainability

Clients' testimonials



# GLP PARK

# BRNO HOLUBICE

CASE STUDY

CZECH REPUBLIC

BRNO  
GLP PARK BRNO HOLUBICE, CZECH REPUBLIC



DEVELOPMENT SIZE

71,000 sq m



DEVELOPMENT TYPE

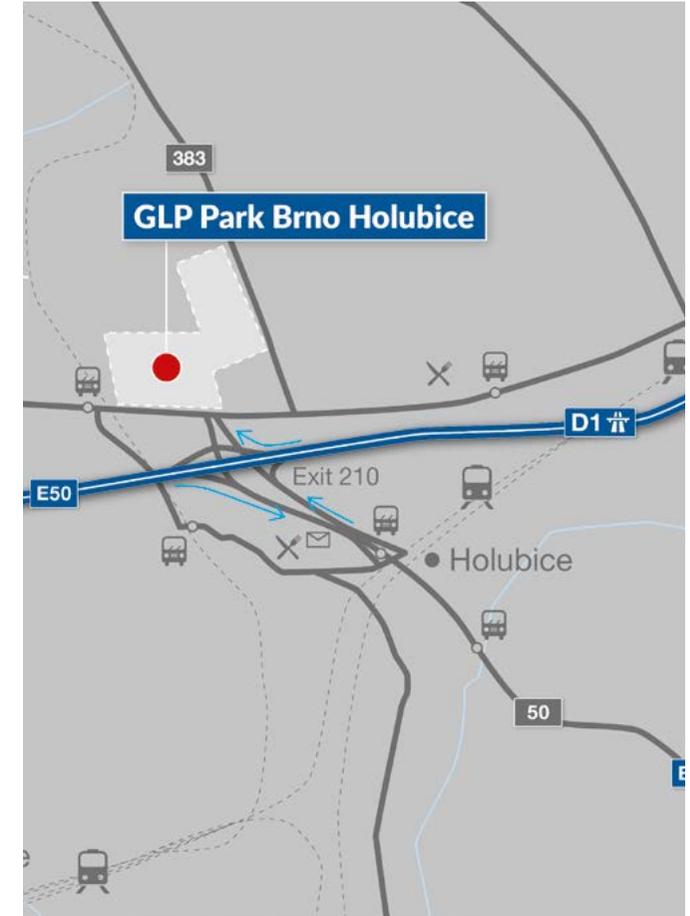
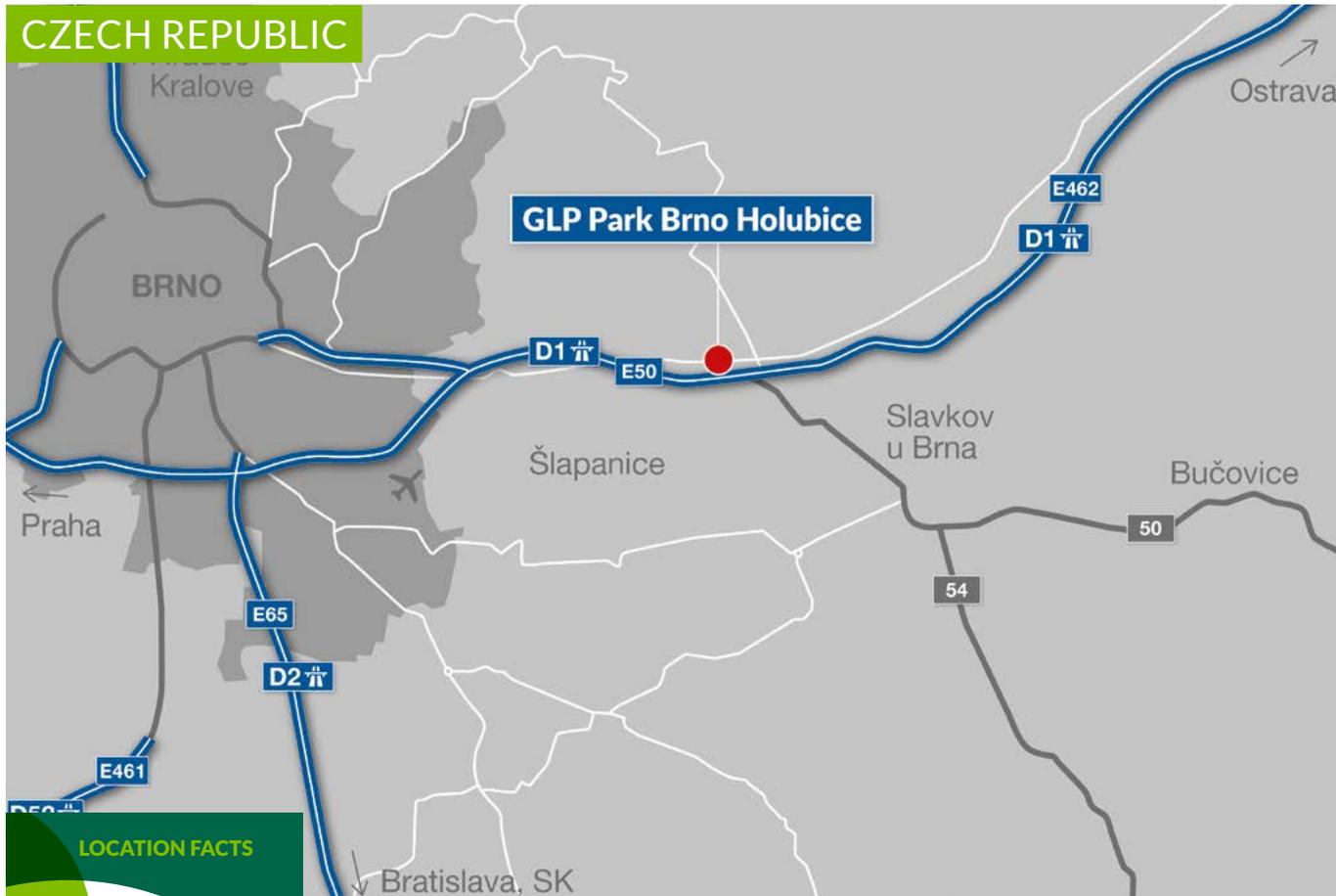
3 WAREHOUSE BUILDINGS WITH OFFICES



TENURE

FULLY LEASED, OWNED BY GLP

Overview	Location	Key features	Sustainability	Clients' testimonials
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### DISTANCES

- Brno **18 km**
- Bratislava **130 km**
- Vienna **142 km**
- Prague **326 km**

### VICINITY

- bus stop **on site**
- D1 motorway **1 km**
- restaurant **1 km**
- train station **3 km**

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## MAIN CLIENTS

**Rohlig Suus Logistics**

- 12,880 sq m
- Build to suit warehouse

**HANDOVER: 12.2022, 08.2023**
**Expeditors International**

- 7,200 sq m
- Build to suit warehouse

**HANDOVER: 08.2023**
**Zásilkovna**

- 11,860 sq m
- Build to suit warehouse

**HANDOVER: 06.2023**
**Fast CR**

- 31,600 sq m
- Build to suit warehouse

**HANDOVER: 08.2023**

## CZECH REPUBLIC


**GLP Park Brno Holubice**

**This A-grade park provides about 71,000 sqm of warehouse space fully leased before completion.**

GLP Park Brno Holubice was built to the highest technical and sustainability standards, achieving a BREEAM Excellent rating. The buildings have a clear height of 6-12m and are energy-efficient with above-standard insulation (200 mm) and equipped with heat pumps.

Infrastructure for e-mobility, including charging stations for electric vehicles and e-delivery trucks up to 5 tons, enables last-mile e-mobility for clients. Rainwater is to be utilised as utility water, including for toilet flushing or watering greenery.

The park has also been designed and built as a 'Digital Twin' using BIM modelling and premises equipped with thousands of data sensors. The data will be utilised in a unique property management system 'twiGIS' to ensure efficient operations and maintenance.

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**71,000**  
SQM  
Logistics space

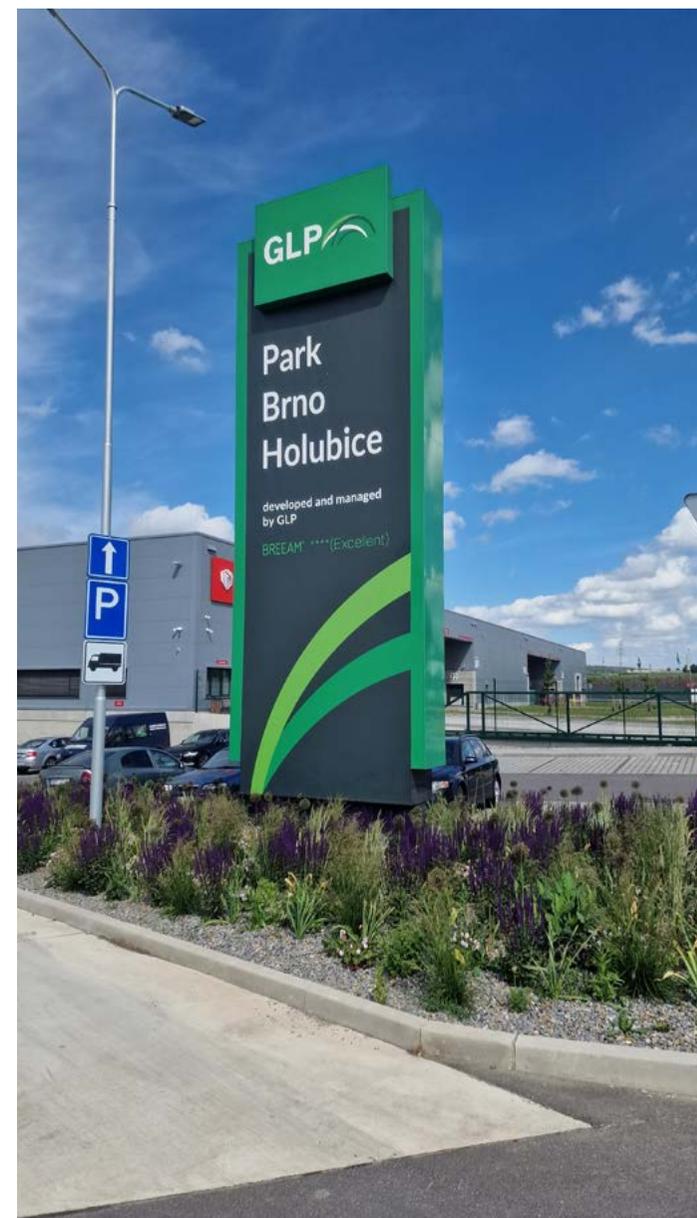
**6-12**  
m clear height

**129**  
Docks

**311**  
Employee parking spaces

**6**  
tone floor load per sq m

**160**  
employees per shift



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## Environmental certifications and rating

GLP Park Brno Holubice meets the highest standards of environmental sustainability. The logistics park has achieved a **BREEAM Excellent** certification, reflecting its commitment to eco-friendly practices. This prestigious certification verifies that the buildings comply with stringent energy efficiency, water conservation, and sustainable construction criteria. The project underwent rigorous assessments to secure this high environmental rating, ensuring it stands as a benchmark for green logistics developments in the region.



## Biodiversity initiative

The park features extensive landscaping designed to enhance the local ecosystem, including the planting of meadows and fruit trees next to the park. These green areas not only contribute to the aesthetic appeal of the site but also provide habitats for local wildlife and support biodiversity. The integration of natural elements into the park's design demonstrates GLP's commitment to creating a harmonious and sustainable environment for both its clients and the surrounding community.

The park also utilizes rainwater as utility water, which is used for toilet flushing and watering greenery, further enhancing its environmental sustainability and reducing its overall ecological footprint.

## Green transportation

GLP Park Brno Holubice is committed to promoting green transportation through a range of eco-friendly initiatives. The park features a dedicated on-site public bus service, providing

convenient and sustainable transport options for employees and visitors. Additionally, the infrastructure for e-mobility includes charging stations for electric vehicles and e-delivery trucks up to 5 tons, enabling efficient last-mile e-mobility for clients.

## Energy

GLP Park Brno Holubice exemplifies cutting-edge energy efficiency through several innovative features. The roofs are designed to be ready for the installation of photovoltaic panels, which will significantly reduce operating costs once installed. Additionally, the park employs the TWIGIS system for smart data collection, enabling customers to monitor media consumption and swiftly address any leaks or inefficiencies. By incorporating superior thermal insulation, heat recovery systems, and equipping the buildings with heat pumps, the project has achieved a Class B energy rating. These measures ensure that the buildings maintain low energy requirements while providing a comfortable and sustainable environment for all occupants.



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We are extremely grateful for GLP's flexibility, high construction standards and innovative approach, which will allow us to fully exploit our technological potential in logistics. We appreciate the responsiveness and the effort to understand our way of working and the conditions we need for doing our business.

Zdenek Prchlík  
Zásilkovna



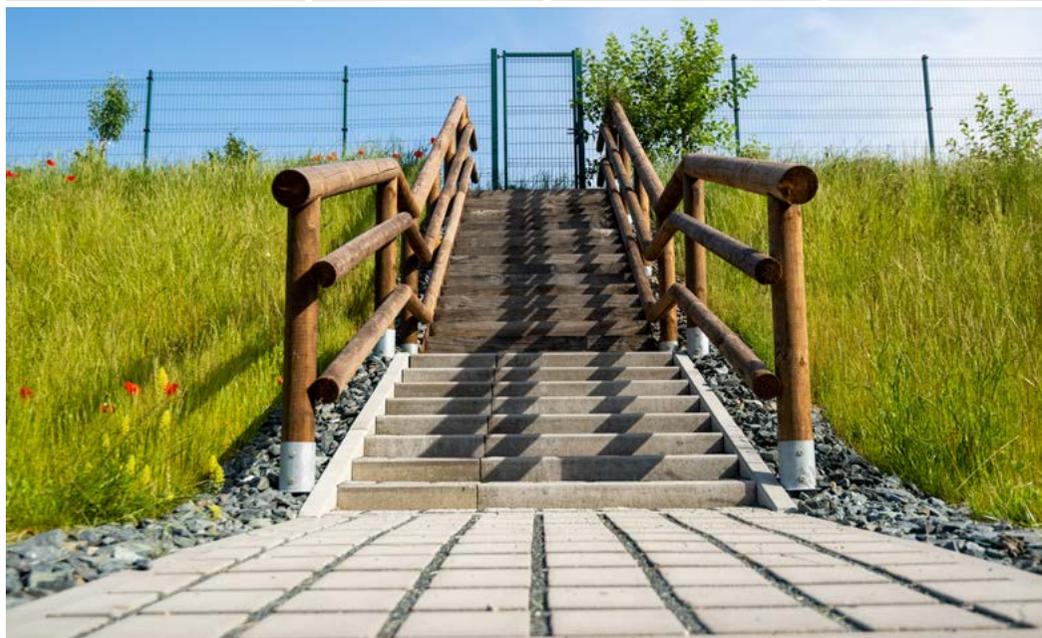
Overview

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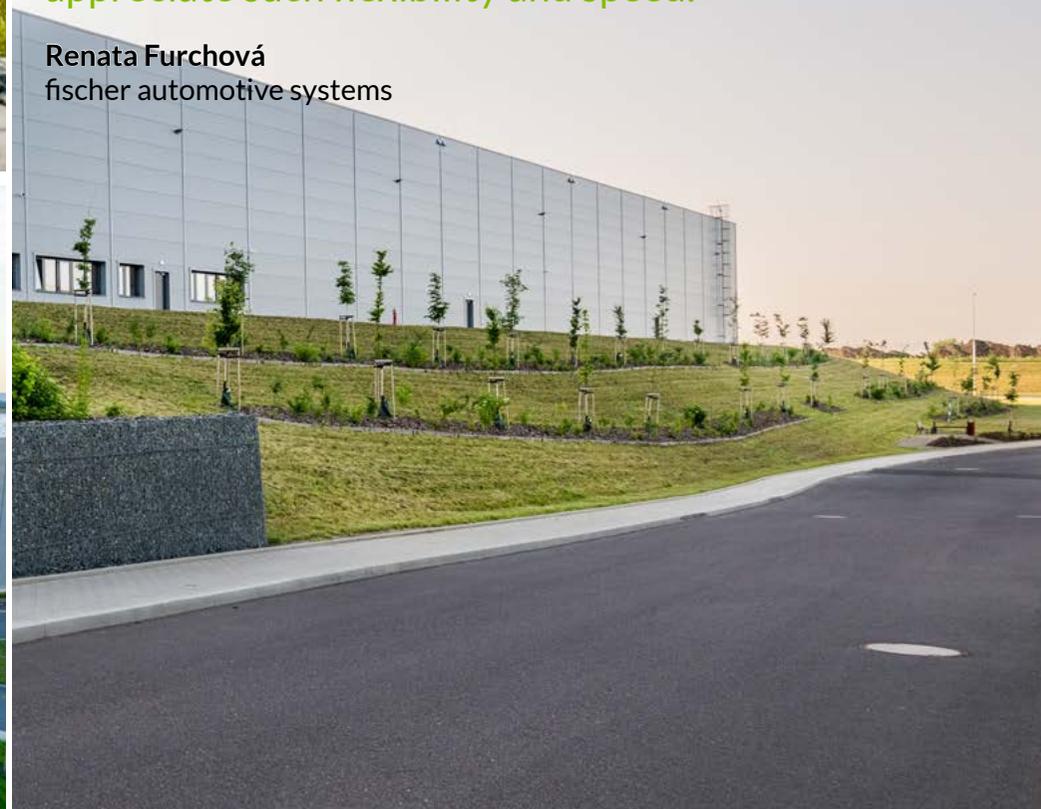
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Our production has many specifics in terms of manufacturing, safety and operational elements - GLP accommodated us in every respect and was able to quickly incorporate our requirements into the facility whilst under construction. We very much appreciate such flexibility and speed.

**Renata Furchová**  
fischer automotive systems



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