



The warehouse premises classification

The warehouse property market of the Moscow region as well as that of Russia is immature. There was no formal classification of the premises in the market till the end of 2004.

According to the classification worked out by Knight Frank ZAO all premises can be associated with the following grades:

- ❑ class A warehouses – with the division to subclasses A and A+;
- ❑ class B warehouses – with the division to subclasses B and B+;
- ❑ class C;
- ❑ class D.

Classification reflects primarily the technical specs of the premises regardless of their location. However, the location criterion, particularly, the approachability and distance from major highways, is vital for the companies planning to rent the facility.

(Optional parameters are marked 'red')

Classification

Class A+

1. Modern single-storey warehouse building made of light-gauge and sandwich constructions, preferably rectangular shape without columns or with column space of at least 12 m and distance between the aisles at least 24 meters.
2. Site coverage ratio 40–45%.
3. Flat concrete floor with anti-dust surface, with more than 5 tons per sq m load, 1,20 m high above the soil.
4. High ceilings – at least 13 m allowing multilevel racking installation.
5. Controlled temperature.
6. Fire alarm and automatic fire-fighting systems.
7. Ventilation system.
8. Security alarm and video surveillance.
9. Autonomous power and heating supplies.
10. A sufficient (more than 1 per 500 sq m) ratio of automatic sheltered docks with dock levellers.
11. Parking for heavy-duty vehicles and cars.
12. Marshalling area for trucks.
13. Office premises.
14. Personnel facilities (toilets, showers, changing rooms and etc).
15. Personnel access control system.
16. Fiber-optic telecommunications.
17. Fenced, safety guarded well-lighted and landscaped area.
18. Proximity to the major highways.
19. Professional property management.
20. Professional developer.
21. Railway spur.



Class A

1. Modern single-storey warehouse building, preferably rectangular shape without columns or with column space of at least 9 m and distance between the aisles at least 24 meters.
2. Site coverage ratio 40–45%.
3. Flat concrete floor with anti-dust surface, with more than 5 tons per sq m load, 1,20 m high above the soil.
4. High ceilings – at least 10 m allowing multilevel racking installation.
5. Controlled temperature.
6. Ventilation system.
7. Fire alarm and automatic fire-fighting systems.
8. Security alarm and video surveillance.
9. A sufficient (**more than 1 per 700 sq m**) ratio of automatic sheltered docks with dock levellers.
10. Parking for heavy-duty vehicles and cars.
11. Marshalling area for trucks.
12. Office premises.
13. Personnel facilities (toilets, showers, changing rooms and etc).
14. Fiber-optic telecommunications.
15. Fenced, safety guarded, well-lighted and landscaped area.
16. Proximity to the major highways.
17. Professional property management.
18. **Professional developer.**
19. **Personnel access control system.**
20. **Autonomous power and heating supplies.**
21. **Railway spur.**

Class B+

1. New built or redeveloped single-storey warehouse building, preferably rectangular shape.
2. Site coverage ratio 40–45%.
3. Flat concrete floor with anti-dust surface, with more than 5 tons per sq m load, at the level of 1,20 m high above the soil.
4. Ceiling height exceeding 8 m.
5. Controlled temperature.
6. Fire alarm and automatic fire-fighting systems.
7. A sufficient (**more than 1 per 1000 sq m**) ratio of sheltered automatic docks with dock levellers
8. Security alarm and video surveillance.
9. Ventilation system.
10. Parking for heavy-duty vehicles.
11. Marshalling sites for heavy-duty trucks.
12. Office premises
13. Personnel facilities (toilets, showers, changing rooms and etc).
14. Fiber-optic telecommunications.
15. Fenced, safety guarded, well-lighted and landscaped area.
16. Proximity to the major highways.
17. **Professional property management.**
18. **Professional developer.**
19. **Personnel access control system.**
20. **Autonomous power and heating supplies.**
21. **Railway spur.**



Class B

1. New built or redeveloped single- or multi- storey warehouse building, preferably rectangular shape.
2. A sufficient ratio of freight elevators with load capacity over 3 tons (at least 1 per each 2,000 sq m) for the multi-storey buildings.
3. Ceilings height exceeding 6 m.
4. Floor - asphalt or uncoated concrete.
5. Heating system.
6. Fire alarm and automatic fire-fighting systems.
7. Loading bay.
8. Parking for heavy-duty vehicles.
9. Marshalling sites for heavy-duty trucks.
10. Fenced, safety guarded area.
11. Telecommunications.
12. Security alarm and video surveillance.
13. Personnel facilities.
14. Ventilation system.
15. Office premises.
16. Personnel access control system.
17. Autonomous power and heating supplies.
18. Railway spur.

Class C

1. Industrial facility or heat-insulated hangar.
2. Ceilings height exceeding 4 m.
3. Floor - asphalt or concrete tile, uncoated concrete.
4. Freight elevators for the multi-storey buildings.
5. Gates.
6. Parking and marshalling sites for the heavy-duty vehicles.
7. Ventilation system.
8. Heating system.
9. Office premises.
10. Fire alarm and automatic fire-fighting systems.
11. Loading bay.
12. Fenced, safety guarded area.
13. Telecommunications.
14. Personnel facilities.
15. Railway spur.

Class D

1. Underground or "Civil Defense" facilities, unheated industrial premises or hangars.
2. Parking and marshalling sites for heavy-duty vehicles.
3. Fire alarm and automatic fire-fighting systems.
4. Ventilation system.
5. Telecommunications.
6. Fenced, safety guarded area.
7. Railway spur.