














## #46852, Rent - Warehouse, Belgrade, DOBANOVCI

TYPE OF OBJECT <b>MULTIPURPOSE</b>	SURFACE AREA <b>2.531 m<sup>2</sup></b>	THE PRICE <b>€13,300</b>	UTILIZATION <b>AVAILABLE</b>
PLAC (AR) <b>110</b>	LEVELS <b>1</b>	OFFICE <b>0</b>	OFFICE AREA <b>0</b>
 UNFURNI  INDEPEN  YES  0  1  0  1  NO  NO  NO  NO			

New warehouse which occupies 2,500 m<sup>2</sup> with all permits, built according to EU standards, height 12m (14m highest point) with 500m<sup>2</sup> of office space. Brucha panels, stone wool d=12cm. Roof stacked pier with sika plan membrane d=8cm. Transformer 250kw/h high voltage industrial current, with the possibility of increase. Cross docking system / 3 loading ramps (2 truck and 1 van/truck ramp), as well as the possibility of opening ordinary doors at the request of the tenant. Zumtobel active lighting. The entire facility is under video surveillance and has an alarm system. Automatic fire detection. Ferro concrete. Plenty of parking spaces. The possibility of installing solar panels on the roof.

The office space is open space (possibility of configuration according to the wishes of the tenant). It covers 1.1ha (110 ares). Possibility of building another 3,000 m<sup>2</sup>. Central LG ceiling air conditioning of the entire office space (each floor has its own separate unit). Fenced and fenced behaton completely in front of the building. The office space consists of 3 levels. The first level has 100m<sup>2</sup>: Small room for electricity. Filling station for forklifts. Office (30m<sup>2</sup>). Changing room for workers with a shower cabin. Toilets. Concierge (at the entrance) with video surveillance, PP reporting. Second level: 130m<sup>2</sup> open space, toilets. Third level: 220m<sup>2</sup> open space, toilets. A freight train passes by the hall, at the intersection of highways (Budapest, Zagreb, Šagak), a view of the airport "Nikola Tesla") Next to it are Pepsi, Nestle, Nelt, Gebruder Weiss...

