

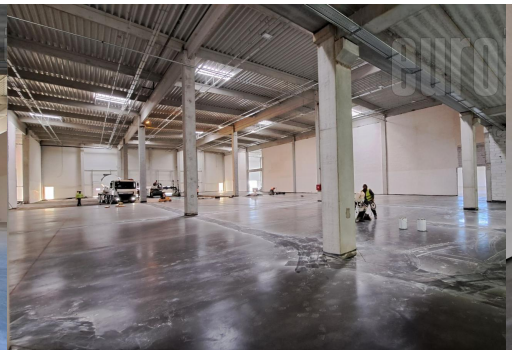
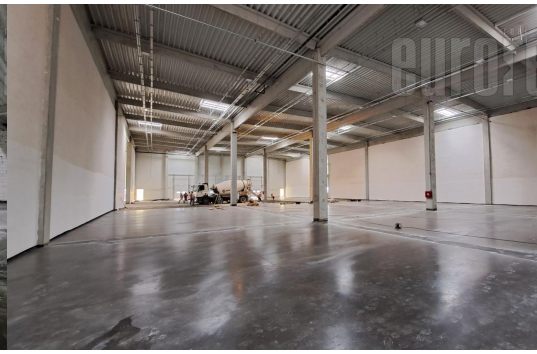
#45338, Rent - Warehouse, Belgrade, ŠIMANOVCI

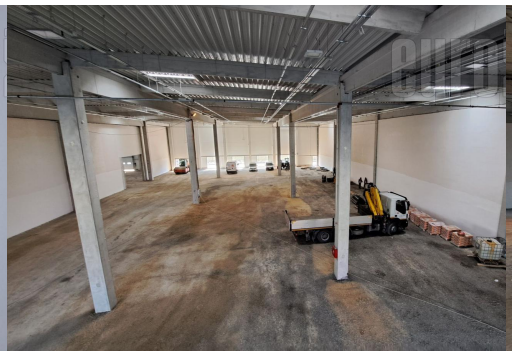
TYPE OF OBJECT	SURFACE AREA	THE PRICE	UTILIZATION
MULTIPURPOSE	13.100 m²	€59,000	AVAILABLE

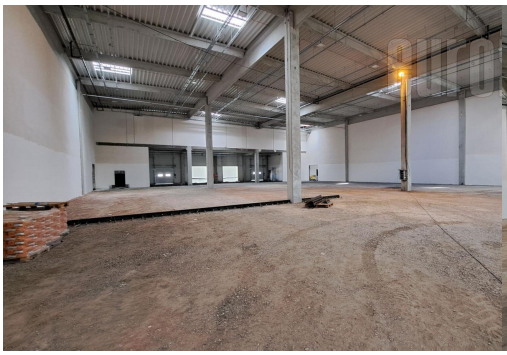
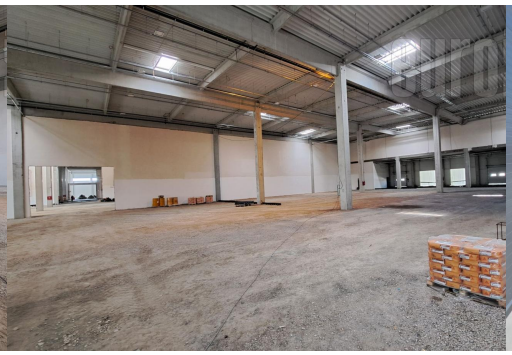
PLAC (AR)	LEVELS	OFFICE	OFFICE AREA
272	1	40	11500

UNFURNI	INDEPEN	YES	0	16	0	100	YES	YES	NO	78

An excellent new building, located in the industrial zone of Simanovci. It consists of warehouse space with a total area of 11,500 m² and business space with a total area of 1,600 m². It is 12 meters high, the floor is made of ferro-concrete, most of it is ground floor, except for the entrance area, on the south side, above which there is a gallery with office spaces. In total there are 10 large docks for trucks and trailers, with hydraulic ramps and 10 small docks for vans at the front, for loading and unloading goods. At the rear, there are 20 small van docks for loading and delivering goods and functioning as cross-dock storage. The office space consists of 4 units, each can be separate, with a ceiling height of 3 meters. Each unit has its own entrance staircase, toilets, wardrobes and kitchenettes. The building is built of sandwich panels, while the installation of solar panels is planned on the roof, which will form a mini solar power plant, with an installed power of 400 kW, which enables significant savings in the price of energy. The facility also has its own transformer station, with an installed power of 640 KW. There is the possibility of dividing the warehouse space into segments of 2,300 m² each, with the possibility of connecting several segments, each of which has 2 large docks for trucks and 2 small docks for vans at the front. There are 4 small docks at the back. Heating of the storage space is provided by highly efficient industrial heaters. There is a possibility of installing high-pallet racks, on 5 levels, up to a height of 9 - 9.5 meters, with over 12,500 pallet places, which would be provided by the Lessor with an agreement with the Tenant, with the possibility of additional expansion to about 15,000 pallet places. Vehicle access to the building is provided directly from the street, and two-way traffic is provided on the plot around three sides of the hall, along which parking is provided on raster panels. Access ramps for the delivery of goods are planned on the northern facade of the building, while the unloading of goods would be on the southern side of the building. There are 78 parking spaces, of which 4 are parking spaces for people with disabilities. It is possible to use modern electric forklifts and pallet trucks of the Toyota brand. Internal installation of telephone, internet and wireless, IP surveillance and access control is planed. The optical cable has been brought to the facility. The space can be used for the storage of various types of goods, as well as for various production activities that do not require too specific conditions. It is located at a distance of 1.9 km from the international




45 Takovska, 11000 Belgrade
Serbia

Tel: +381 11 329 3161
Mob: +381 60 329 3161

www.eurorent-belgrade.com
desk@eurorent.rs

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