

#50042, Rent - Warehouse, Belgrade, KRNJEŠEVCI

TYPE OF OBJECT	SURFACE AREA	THE PRICE	UTILIZATION
MULTIPURPOSE	4.230 m²	€19,500	AVAILABLE

PLAC (AR)	LEVELS	OFFICE	OFFICE AREA
100	1	10	0

UNFURNI	INDEPEN	NO	0	6	0	1	YES	NO	NO	10

New warehouse, alone on the plot. Panel warehouse, 12 cm, without columns inside and 8 to 9 m high. Large plot, with truck manipulation possibility. Direct access to the Belgrade-Zagreb highway and soon to the expressway connecting the Belgrade-Zagreb and Belgrade-Subotica-Budapest highways. Top quality construction. It consists of three warehouses of different dimensions and surfaces. The warehouses are adjacent to each other and can be connected to each other. The dimensions of the largest warehouse are approx. 21 x 101 m. Height 8 m. Area 2,121 m². Offices with an area of 240 m², on two levels, ground floor and first floor, each level of 120 m². It has a covered dock with a height of 1 m, dimensions 21x4 m, with 3 loading bays for unloading 3 tow trucks at the same time, directly from the trailer because the dock is at the level of the trailer. At the same time, it has 2 entrances at the traffic level, 5.3 m high, so it is possible to load and unload both from the ramp and from the traffic level. The middle and smallest warehouses have a ceiling height of 9 meters. The middle one measures approx. 21 x 64 m, the area is approx. 1,330 m². The office is approx. 32 m². Two entrances from the front and one from the back. The smallest one is approximately 21 x 36 m in size, with an area of approximately 750 m². The offices are approx. 60 m². One entrance from the front and one from the back. Paved yard, 2 large truck entrances in the front and one in the back. The entire plot is fenced with a metal fence. Own transformer station with a power of 315 KW, with the possibility of expansion if necessary, industrial electricity. Fiber internet on the plot. Reinforced ferroconcrete floor with high load capacity, approx. 5 Tons/m². Thermal insulation panels filled with stone wool 12 cm thick on the walls and roof. Fire protection certificate 120-150 minutes. The construction of the warehouse is completely concrete. Fire hydrant network - a ring around and inside the building. Additional tank for the hydrant network for fire extinguishing and the plant for increasing the pressure - hydrocil for the fire network. Gas brought to the lot. The building is completed according to all regulations and has a building and use permit.

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