



#44664, Rent - Warehouse, Belgrade, DOBANOVCI

TYPE OF OBJECT MULTIPURPOSE	SURFACE AREA 2.100 m²	THE PRICE €11,000	UTILIZATION CHECK AVAILABILITY
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PLAC (AR) 0	LEVELS 1	OFFICE 0	OFFICE AREA 0
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UNFURNI	INDEPEN	NO	0	3	0	0	NO	NO	NO	NO
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For rent, a new high-shelf warehouse in the most attractive part of Dobanovci, 2.500 m² (2.000 + 5.00), paved according to EU standards: clear height 12m, paved with BRUCHA stone wool panels d=12 cm. Roof stacked PIR with SIKA PLAN membrane d=8 cm. Concrete construction (all columns). Optical Internet, transformer station 250 kw/h high voltage industrial current with the possibility of increase. It has 3 loading ramps (2 truck ramps and 1 van/truck ramp). Zumtobel active lighting, video surveillance, alarms, automatic fire detection, hydrant network around and inside the building, laser fire detection between racks, several UPS. It has windows on the roof. Central ceiling air conditioning. Full video surveillance from the porter's office (within the building). Ferro concrete on the floor. Plenty of parking spaces within the plot. The possibility of installing solar panels on the roof. It covers 1.1ha (110 ares). Possibility of building another 3.000 m². The entire plot is fenced, while the frontyard is fully tiled. The office space is open space (possibility of configuration according to the wishes of the tenant). The office space consists of 3 levels. 1st level - 100m²: Small room for electricity, filling station for forklifts, office (30m²), changing room for workers with shower cubicle, toilets, porter's office (at the entrance) with video surveillance and PA alarm. II level:

toilets plus 130 m² open space. III level: toilets plus 220 m² open space. A freight line passes by the hall, at three-quarters of highways (Budapest, Zagreb, Šagak), in the immediate vicinity of the airport "Nikola Tesla". Next to it are Pepsi, Nestle, Nelt, Gebruder Weiss...

