

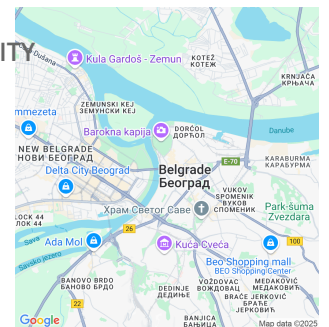


## #45504, Rent - Warehouse, Belgrade, ŠIMANOVCI

TYPE OF OBJECT <b>COMMERCIAL</b>	SURFACE AREA <b>2.300 m<sup>2</sup></b>	THE PRICE <b>call us</b>	UTILIZATION <b>CHECK AVAILABILITY</b>
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PLAC (AR) <b>272</b>	LEVELS <b>1</b>	OFFICE <b>10</b>	OFFICE AREA <b>11500</b>
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An excellent new building, located in the industrial zone of Simanovci. For rent is warehouse space with a total area of 2.300 m<sup>2</sup> and business space with a total area of 400 m<sup>2</sup>. 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 2 large docks for trucks and trailers, with hydraulic ramps and 2 small docks for vans at the front, for loading and unloading goods. At the rear, there are 4 small van docks for loading and delivering goods and functioning as cross-dock storage. The office space consists of one unit, with a ceiling height of 3 meters. This 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. 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 planned. 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 highway E70, 10 km from the Nikola Tesla International Airport, and 30 km from Belgrade, and thus it is excellently positioned in one of the hubs of the pan-European corridor no. 10. The planned completion of the works is June 2023.

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