



## For sale, Ivanić-Grad, production warehouse complex



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 813,049.19

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Sisak-Moslavina
Publicado:	08/04/2024

Descripción:

[www.biliskov.com](http://www.biliskov.com) ID: 14199

Ivanić-Grad

The production and storage industrial complex with a total net area of 1,933 m<sup>2</sup> is located on a plot of land with a total area of 7,701 m<sup>2</sup> in Ivanić-Grad.

Four construction units were built in 1979 and 1985, and the complete reconstruction was carried out in 2015 and 2017.

The buildings are:

Sales and administration building with a total net area of 387 m<sup>2</sup>, The main warehouse with a total net area of 1,135 m<sup>2</sup>, Additional warehouse 1 with a total net area of 368 m<sup>2</sup>, Additional warehouse 2 with a total net area of 43 m<sup>2</sup>, but according to the Decision on the derived condition upgraded to 269.10 m<sup>2</sup>.

The administrative building offers a large area suitable for commercial activities, which covers 133 m<sup>2</sup> of the total net construction area of 387 m<sup>2</sup>. In addition, the building offers space for an office, a meeting room, a warehouse and auxiliary rooms (toilet, cloakroom).

The main warehouse is 19 m long, 36 m wide, and the ceiling height is 8.6 m. On one side of the main building there is an area of the same length of 19 m and 7 m wide.

Additional warehouse 1 offers 368 m<sup>2</sup> of surface with a length of 10 m and a width of 36 m. The ceiling height is max. 4 m.

Additional warehouse 2 offers two spaces with a length of 7.8 m and a width of 15 m and 19.5 m. Both spaces cover areas of 269 m<sup>2</sup>.

The land covers an area of 7,701 m<sup>2</sup>, of which 2,150 m<sup>2</sup> is paved, and is used for manipulative, parking and storage purposes. The yard is surrounded by an industrial wire fence.



The foundations of the building are made of reinforced concrete, while the load-bearing structure consists of logs and bricks. The roof structure of the administrative building consists of a reinforced concrete slab, while the other buildings do not have a ceiling structure.

The industrial complex represents an attractive investment opportunity. With its strategic location, diverse economic landscape and favorable business environment, this property offers significant potential for investors.

Ivanić Grad's strategic position at the crossroads of Europe, along with excellent traffic connections with Zagreb, the Adriatic Sea and neighboring countries, makes it an attractive investment destination.

Moreover, Ivanić Grad plays a key role on the Pan-European Corridor X, enabling a seamless connection between Western and Eastern Europe.

This investment opportunity offers a promising mix of strategic location, economic potential and favorable market conditions.

Price: 750.000 EUR

Rental price: EUR 6,000/month without VAT

Agency fee: 2% + VAT

Fabricado: 1985

## Común

Pies cuadrados terminados: 1933 m2

Tamaño del lote: 7701 m2

## Utility details

Heating Fuel: Gas

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/JXYQ-T3842/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T3842/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 14199



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