



ZAGREB, DONJA DUBRAVA - 2,319 m² business giant is looking for a new owner



Agent Info

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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 4,025,935.12

Location

Country: Croatia
Posted: Jun 03, 2026
Description:
Location: Grad Zagreb, Donja Dubrava, Donja Dubrava.

ZAGREB, DONJA DUBRAVA - A 2,319 m² business giant is looking for a new owner

In the heart of Zagreb's Dubrava, one of the city's most dynamic shopping and business zones, there is an impressive business complex that sets new standards for medium and large companies with its square footage and functionality.

This property, with a total building area of 2,319 m², represents a rare opportunity in a market where the demand for quality logistics and sales spaces is constantly increasing.

The building was designed with a clear focus on operational efficiency. The interior, which is currently used as a successful wholesale center, is characterized by its spaciousness and logical layout. Special emphasis is placed on the manipulation of goods: the facility has several strategically placed entrances and exits, the dimensions of which allow unhindered access for forklifts. This feature ensures a fast and safe flow of goods directly from delivery vehicles to the heart of the warehouse or sales area, eliminating the usual bottlenecks in everyday business.

Thinking about the well-being of employees and the requirements of modern industry, the facility is equipped with functional sanitary facilities that include two toilets and two showers. Such infrastructure makes the building immediately ready not only for trade, but also for more labor-intensive activities such as light manufacturing, service or sports and recreation centers.



The exterior of the property is just as impressive as the building itself. The spacious courtyard of 1,788 m² currently has more than 15 parking spaces organized, which is a necessary standard for wholesale and retail chains.

However, the real value lies in the expansion potential; the configuration of the terrain allows for the formation of a significantly larger parking capacity, which can transform the facility into a frequented polyclinic, a large retail park or the headquarters of a corporation with numerous employees and clients.

The wide courtyard also ensures comfortable access for heavy goods vehicles, allowing them to turn and maneuver without hindrance, which is a key advantage in urban areas where space is often limited.

Although currently optimized for wholesale, this property offers incredible versatility. Its high ceilings, solid construction and excellent traffic connections make it ideal for a wide range of activities:

- Logistics and distribution centers that need a quick connection to the rest of the city and the highway.
- Showroom concepts (furniture, automotive, technology) where a representative exhibition space is needed along with large warehouses.
- Medical and diagnostic centers that require top-notch accessibility and a large number of parking spaces for patients.

The business complex in Dubrava is not just a building; it is a strategic resource that offers security and the possibility of growth.

Whether you are looking for space to continue the existing wholesale tradition or want to visionarily repurpose the space into a new business attraction, these 2,319 m² provide the foundation for success. The combination of an excellent location, advanced logistics solutions for forklifts and a spacious yard with the potential for additional parking, makes this property one of the most attractive investments in the eastern part of Zagreb

Contact us for more information!

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Built: 2008

Common

Bathrooms: 2

Finished sq. ft.: 2319 sq m

Room details

Total rooms: 7

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T26472/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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