














## #45047, Rent - Warehouse, Belgrade, ŠIMANOVCI

|  |  |   |  |  |  |  |   |   |  |   |
|--|--|---|--|--|--|--|---|---|--|---|
| TYPE OF OBJECT<br><b>MULTIPURPOSE</b>  | SURFACE AREA<br><b>1.105 m<sup>2</sup></b>   | THE PRICE<br><b>call us</b>   | UTILIZATION<br><b>AVAILABLE</b>  |  |  |  |   |   |  |   |
| PLAC (AR)<br><b>47</b>   | LEVELS<br><b>1</b>   | OFFICE<br><b>0</b>  | OFFICE AREA<br><b>0</b>  |  |  |  |   |   |  |   |
| <br>UNFURNI | <br>INDEPEN | <br>NO | <br>0 | <br>4 | <br>0 | <br>0 | <br>NO | <br>NO | <br>NO | <br>NO |

The building is registered 1/1, with proper building permit and is for sale on a turnkey basis. The hall occupies of 1,105 m<sup>2</sup>, the dimensions of which are length 50 m<sup>2</sup>, width 20 m<sup>2</sup> and height 6 meters, together with office space. There are several offices, two toilets, kitchen, reception area. A circular traffic road around the hall was built. Parking for several vehicles, in front and behind the hall, complete infrastructure, water, electricity, optical cable, sewerage. A hydrant and lightning protection network according to standards, internal and external, and a drain outside the working area are installed. The plot is fenced with a panel fence, with two entrance sliding gates. The building is built of high-quality sandwich panels (10 cm mineral wool), with a fire certificate. The floor is industrial, high gloss, with embedded waterproofing, and wear-resistant elements. Horizontal and vertical gutters are installed. There are two storage roller doors, with thermal insulation, with industrial electric drive, dimensions 5x4 m. Windows and doors are made of aluminum profile with thermal break. The hall is illuminated with 20 led reflectors. There is a possibility to build another 1,200 m<sup>2</sup> building on the plot. It is located right next to the asphalt road, with Cleper access, where the city transport lines 611, Lasta lines, minibus, regular taxi, etc. ... It is a 5-10 minute drive from the international highway E75, as well as from the Nikola Tesla International Airport. All the travel directions of Serbia and Europe are easily accessible, in a few minutes to the main highways. Suitable for any activity, warehousing-distribution-production.

