



#50835, Rent - Warehouse, Belgrade, NOVA PAZOVA

TYPE OF OBJECT MULTIPURPOSE	SURFACE AREA 4.554 m²	THE PRICE €20,500	UTILIZATION AVAILABLE							
PLAC (AR) 100	LEVELS 1	OFFICE 22	OFFICE AREA 0							
UNFURNI 	INDEPEN 	NO 	0 	12 	0 	10 	YES 	NO 	NO 	140 

The building is located in the industrial zone of Nova Pazova, with a plot area of about 10,000 m², at the entrance to Stara Pazova from the direction of Nova Pazova, in the immediate vicinity of the BG - NS highway, as well as the BG-ZG and BG-ČA highways. Distance: Belgrade 25 km, Novi Sad 45 km, Šabac about 50 km. Nikola Tesla Airport about 10 km, high-speed railway BG-NS and Beovoz about 2 km. The total area of the building is about 4,554 m², of which the net area of the warehouse is about 4,200 m², and the administration is about 500 m² in two independent units. The administration contains 22 offices and 12 toilets. The total height of the building is 15 m, and the net usable height is 14 m, the volume of storage space is about 60,000 m³. 140 parking spaces. Communication for receiving and shipping. It has three CAMPISA hydraulic loading ramps with all elements that are level with the floor in the hall, - 1.2 m on the outside in a slope. Segmental doors, 3 pieces, dimensions: 5x6 m. Total engaged power 50 kw and all installation is halogen free, optical communication cables. In the INTRA LIGHTNING warehouse, authorized lighting with photometry at 300 Lx on the floor. Outside, LED reflectors on the building and LED reflectors on the pillars. Fire protection, alarm and security: TVI alarm with sensors and sirens, as well as remote alarm. Hydrant network in two rings fi 160, PP devices, high pressure hydrostation 20 l/sec, H of water column 50 m. Video surveillance and alarm. The maximum projected capacity is 14,000 pallet places (with narrow corridors). Optimal capacity of 10,000 to 12,000 pallet places (with wide corridors 3,500 mm and the last pallet floor at 10 m). The facility has a usage permit and is registered for the storage of all types and classes of goods, except for dangerous and explosive substances.

