



EYE21

**SALE OF THE NEW BUILDING  
OF A MODERN LOGISTICS CENTER  
IN TEPLIČKA NAD VÁHOM NEAR ŽILINA**

**Type: Sale**  
**Sort: Logistics center**  
**Status: New building**  
**Total land area: 21 700 m<sup>2</sup>**  
**Total built-up area: 2 241 m<sup>2</sup>**

- **Usable area of the warehouse: 1890 m<sup>2</sup>**
  - **Usable area of the two-story administrative and operational building: 492,42 m<sup>2</sup>**
1. **NP - 249,19 m<sup>2</sup>**
  2. **NP - 243,23 m<sup>2</sup>**

*We offer for sale the newly built logistics center in Teplička nad Váhom, which offers warehouse with a usable area of 1,890 m<sup>2</sup> and an administrative and operational building with a usable area of 492.42 m<sup>2</sup>.*

## UNIQUE LOCATION

- on the main road between the city of Žilina and the production site of the KIA Motors Slovakia car company in Teplička nad Váhom
- at a distance of only 3 km from Žilina
- at a distance of only 40 km from the border with the Czech Republic
- at a distance of only 52 km from the border with Poland

## WAREHOUSE:

**Vertical supporting structures** - steel beams

**Roof** - flat roof with high load-bearing capacity (trapezoidal sheet), insulation - mineral roofing wool, PVC film, rainwater drainage - GEBERIT pluvia system

**Perimeter shell** – sandwich panel

**Floors** - cast industrial armoured floor with a load capacity of 10 t/m<sup>2</sup>

**Hole fillers** - aluminium windows and doors, 11 pcs of sectional gates, brand SPEDOS

## GENERALLY:

**Anti-fire protection** - EPS, anti-fire tank with Automatic Pressure Station (APS), suitable for storing various types of materials

**Flat roofs with high load-bearing capacity suitable for the installation of photovoltaic panels.**

**Paved areas** - roads and parking lots with a bearing capacity for industrial loads, sidewalks - interlocking paving.

**99 outdoor parking spaces**

## ADMINISTRATIVE BUILDING:

**Perimeter wall** - fired ceramic brick + reinforced concrete columns

**Insulation** - mineral wool

**Roof** - flat roof, insulation - mineral wool, PVC foil

**Hole fillings** - aluminium windows + aluminium glazed assemblies

## TECHNICAL SOLUTION:

**Foundation of objects** – Reinforced concrete footings and foundation strips

## ENGINEERING NETWORKS:

**Water** - yes

**Sewerage** - yes

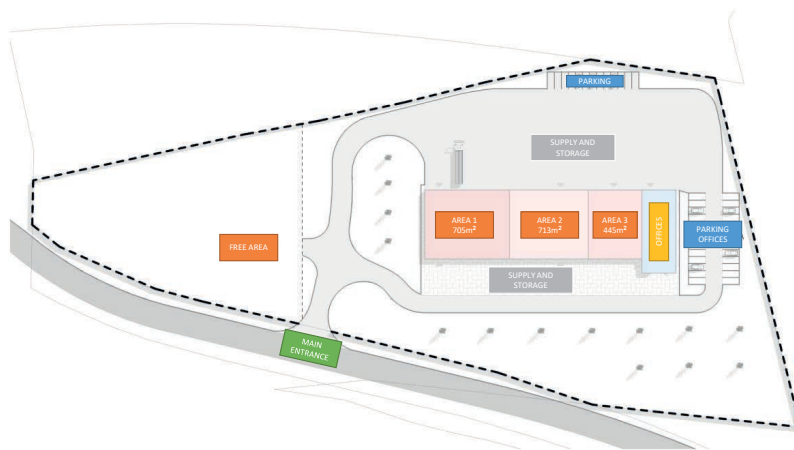
**Rainwater drainage** - drainage of rainwater through infiltration blocks

**Gas** - available

**Telecommunications and data networks** - optical network Orange Slovakia

**PRICE: upon request from the developer**





ARCHITECTUAL PLAN – COMPLETE VIEW



## CONTACT

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