

BESICO

BESICO Nitra - HALL „A“ + HALL „B“

New Space Available for Lease
in an Attractive Location
for Your Business

Warehouse & Logistics

Light Industrial Production Facilities and Services

Offices

www.besico.eu



LOCATION



4.5 km
from centre of Nitra



0.75 km
R1A highway



10.2 km
Nitra airport



3.8 km
freight railway station

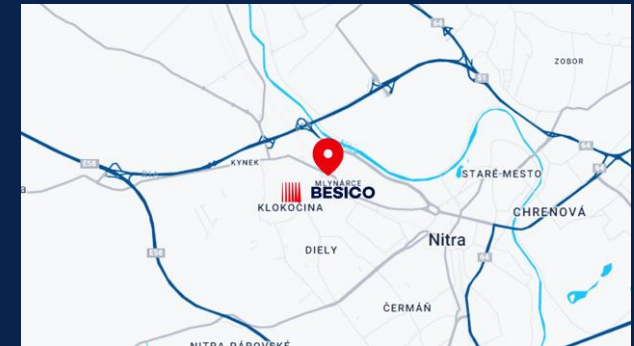
The new industrial park is situated in the urban area of Nitra, on Štúrová Street in the Mlynárce district, adjacent to Penam. It is just a few minutes away from the city centre, providing plenty of industrial and commercial activities and a fully developed infrastructure.

Furthermore, the location is close to exit 168 of the R1A highway, making it easily accessible to the most developed regions of Slovakia in the west. Trnava, Senec, Bratislava, Trenčín, and Žilina, all in one direction, can be conveniently reached via the R1 and D1 highways. Bratislava can be reached from the industrial park in no more than an hour.



Approximative distances

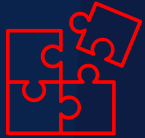
Trenčín	92 km	Trnava	46 km
Žilina	163 km	Bratislava	91 km
Senec	63 km	Košice	355 km
Banská Bystrica	129 km		



ABOUT THE PROJECT



Tailor made solutions



8 741 sqm
total rentable area
of production and
warehouse



2 428 sqm
office space



Number of parking
space: 90



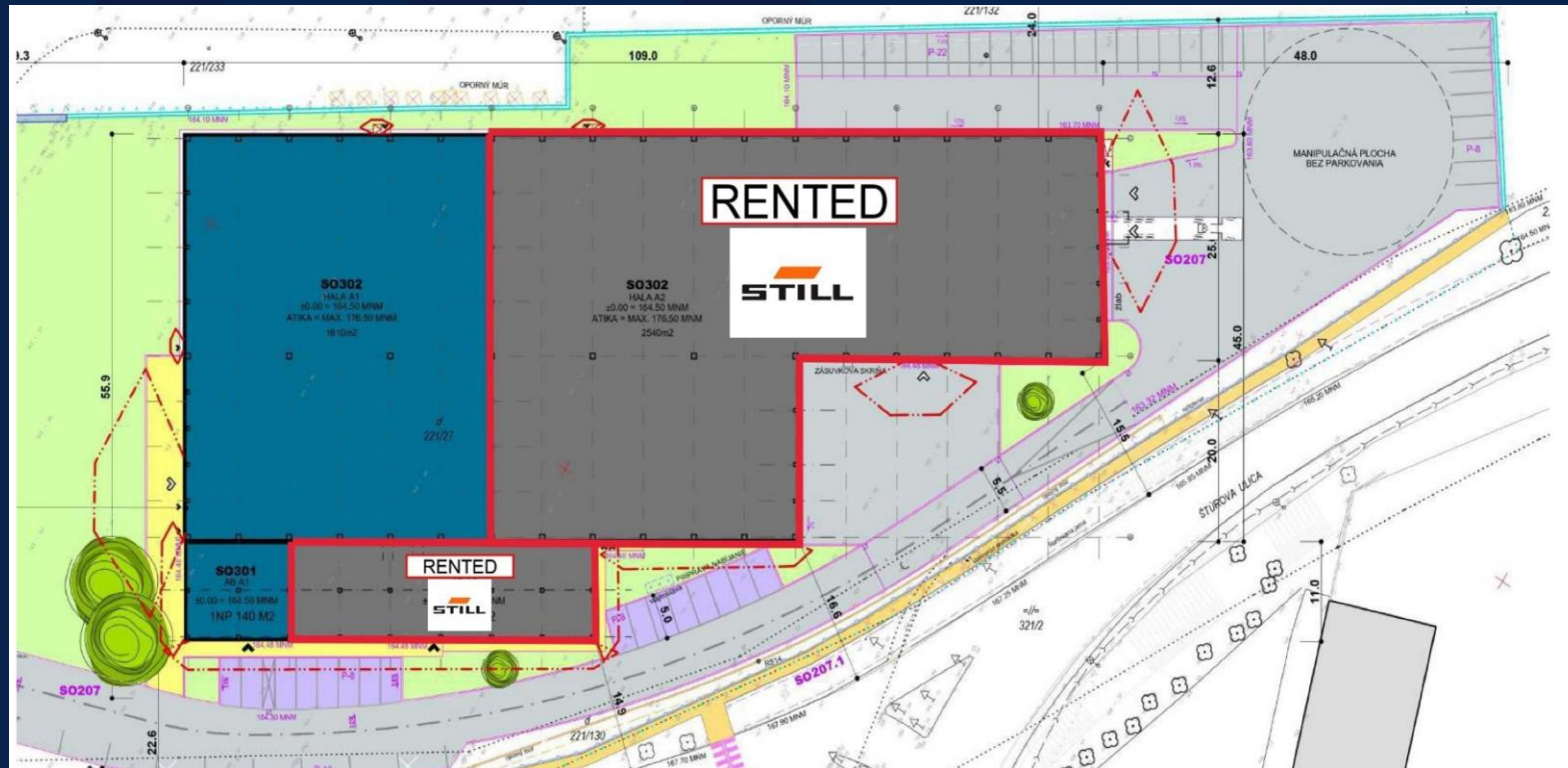
We have a range of unit sizes available, from small spaces to custom-made solutions for large logistics operations. Our premises are versatile and suitable for logistics services, light industrial production, and commercial purposes.

We are committed to meeting your unique needs and strive to provide everything you require on our site. We will work closely with you to develop your project, from design to completion, offering support at every stage of the process.



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LAYOUT - HALL „A”



Total area:
5 925 sqm

Total available:
1 613 sqm

Office size available:
280 sqm

Minimum size available:
1 613 sqm

PROJECT VISUALIZATION

HALL „B“



Tailor-made solutions for your logistics, industrial and commercial activities

BESICO standard

All rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements.

HEADQUARTER

all administrative space built to suit plenty of parking space

WAREHOUSE & LOGISTICS

high building standards from small units to big solutions according to your needs

PRODUCTION FACILITIES AND SERVICES

all infrastructure on-site tailor-made solutions

1. GENERAL DESIGN

The approximate area will be the following according to the lay-out. According to the needs of the tenant this area can be adjusted before carrying out the works. The structure shall be designed for the following superimposed loads in addition to any other loads required by local codes (snow, wind, etc...). The columns are standardly placed on a grid of 12 x 20 m and 12 x 24 m. Standard clear height between the floor and the lowest part of the load-bearing structure in the warehouse is 10 m, the height of offices, social and canteen is 2.6m. Production / warehouse floor will be flat and suitable for forklift truck use.

3. INNER SPACE

All inner walls will be made of gypsum, bricks or sandwich system. If the fire protection study requires a fire-resistant wall between the office building and the production, this will be done according to local regulation. Office spaces are air-conditioned, Interior doors and wall colours are as specified by the customer. Production / warehouse floor will be flat and suitable for forklift truck use.

4. ROOF

The roof structure consists of loadbearing steelreinforced concrete beams, trapezoidal steel sheeting, a vapour insulation layer and thermal insulation of mineral wool segments and a top layer of waterproofing foil. Ready for photovoltaic system instalation.

5. LIGHTS

The lighting of the production and warehouse hall will be addressed by LED lighting elements with min 250 lux according on local regulations. Offices, social and canteen: 500 lux by using recessed down lights. The lights are divided into independent control sections.

6. GATES

Sufficient loading ramps and gates are provided for truck loading and unloading. One truck dock with motorized insulated sectional gate 3.0 x 3.2 m per 880m2 of renter warehouse / production hall. All with hydraulic bridges. One Drive-in gate 4.0 x 4.5 m. The gates will have a transparent segment at eye level.

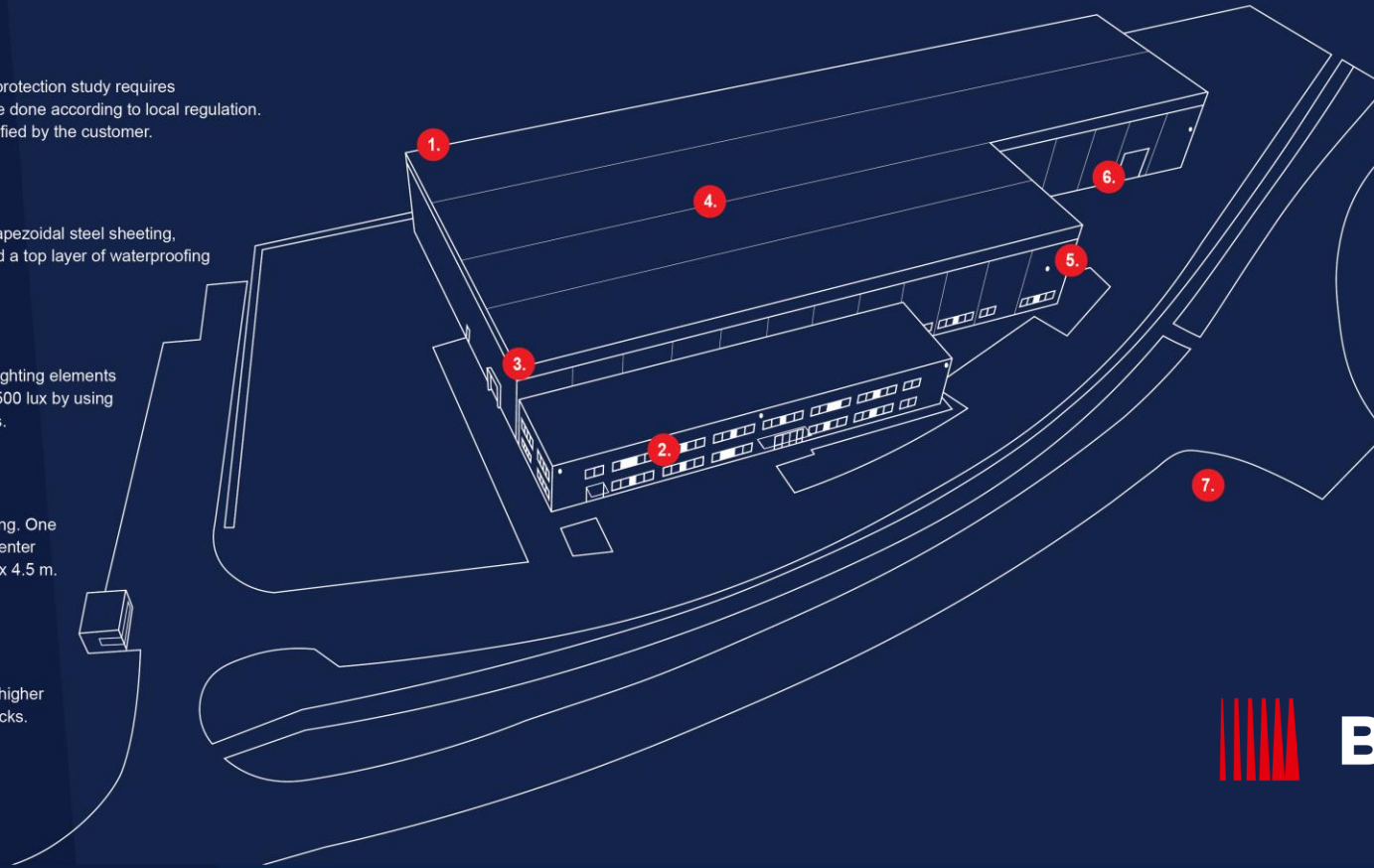
7. SUSTAINABILITY

Upon request and if desired, we can work together with the tenant towards a higher standard. At basic standard parking lots will be constructed from drainage blocks. The front part will be finished with greenery.

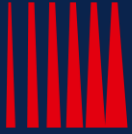
2. WINDOWS

Plastic frames and glass will be used for windows in the offices, social rooms and canteen.

Thereare not planned windows in the production / warehouse hall. Preparation for external sun blind will be installed on the office part of the building. At least 2%of the roof area will be made of transparent materials, motorized opening for daily ventilation 10 % to be open able.



BESICO



BESICO

Professional international developer of real estates for lease

International Experience with Local Know-How
Strong Capital Background
Focused on Long-Term Cooperation
Proactive Portfolio Management
Comprehensive Services

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