

BESICO

BESICO VRÁBLE

CEHIP PARK

New Space Available for Lease
in a Well-Established Logistic Park
for Your Business

Warehouse & Logistics

Light Industrial Production Facilities and Services

Offices

www.besico.eu



LOCATION



0.5 km
from centre of Vrábľe



20 km
R1 highway



20 km
Nitra airport

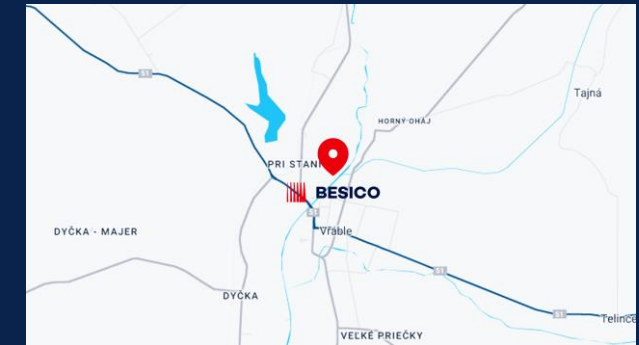


0.6 km
railway station

The town of Vrábľe can be found in western Slovakia. It is located in the northeastern part of the Danubian Hills, roughly 20 kilometres southeast of Nitra, Slovakia's fifth-largest city. Over the past few years, several prominent foreign-owned companies have been established in the town. Most of them are located in the industrial park situated on the periphery of the town.

The industrial park is conveniently located near the town centre and is well-connected to other towns and villages. Its proximity to the regional city of Nitra, along with its developed infrastructure, provides an excellent foundation for businesses operating in logistics and manufacturing.

Additionally, there is excellent access to some of Slovakia's most developed areas in the west, such as Nitra, Trnava, and Bratislava. These cities can all easily be reached via the highway in one direction, with Bratislava just 80 minutes away from the industrial park.



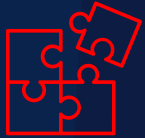
Approximative distances

Trnava	69 km	Nitra	20 km
Komárno	62 km	Bratislava	119 km
Budapešť	120 km	Košice	289 km

ABOUT THE PROJECT



Tailor made solutions



> 50 000 sqm
total rentable area
of production and
warehouse



12 000 sqm
available area
for lease



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



Plot 1) 5.5 ha

Finished projects:

- 2007: 6 000 sqm for CESAM
- 2014: 4 000 sqm for PALL
- 2015: 4 000 sqm for PALL -> AURIA
- 2017: 1 500 sqm for HELLER
- 2019: 7 500 sqm for AURIA
- 2019: 1 000 sqm for extension CESAM
- 2019: 1 250 sqm for NordiQ + extension

Plot 2) 2.5 ha

- 2022: 2 500 sqm for CESAM
1 100 sqm for ASE PLASTIK
- 2023: 3 600 sqm for SEMECS
- 2024: 3 600 sqm + 700 sqm offices available for construction

Plot 3) 3.5 ha

- Planning permit in process
- Construction starts 1Q 2025
- +/- 15 000 sqm in fases

PROJECT VISUALIZATION

H8-9-10-11-12



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 30 m. Standard clear height between the floor and the lowest part of the load-bearing structure in the warehouse is 8 m, the height of offices, social and canteen is 2.6 m. 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 installation.

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. Truck docks 3.0 x 3.2 m and drive in gates 4.0 x 4.5 m with motorized insulated sectional gates. The gates will have a transparent segment at eye level.

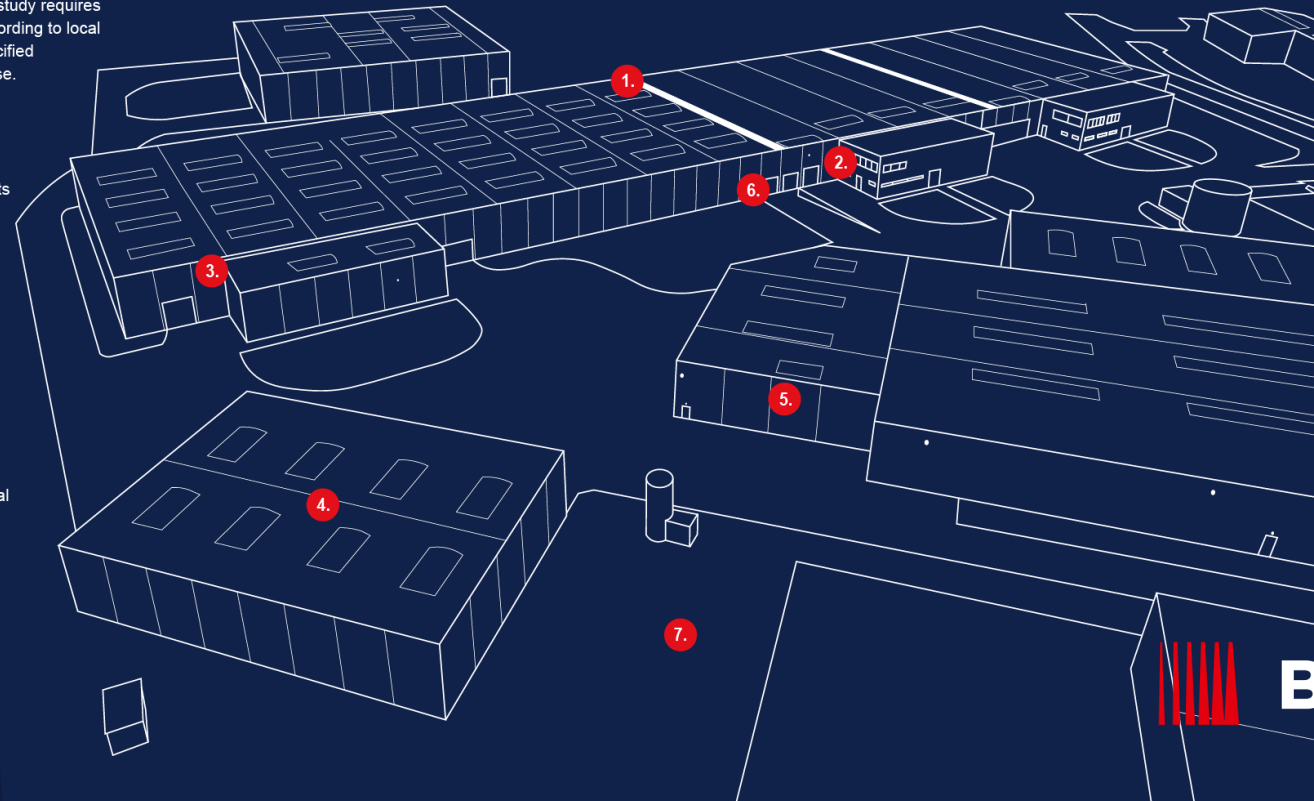
7. SUSTAINABILITY

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.

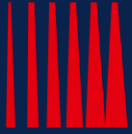
2. WINDOWS

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

There are 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.



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Professional international developer of real estate for lease

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

CEHIP s.r.o.

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