



# WAREHOUSE, COLD STORAGE AND HOUSING IN SERBIA FOR RENT

**Gross External Area 20 000 SQM  
NEW LEASE AVAILABLE FROM THE LANDLORD**

# FACTS

ADDRESS: Crvena Reka, Serbia

OWNER: Private

POSSIBLE USES: Logistics Center, Factory

## AREA SPECIFICATION

- Gross Internal Area: 2,140m<sup>2</sup>
- External Covered Area: 2,400m<sup>2</sup>
- Renovated Offices: 200m<sup>2</sup>
- Cold Storage: 200m<sup>3</sup>

Total land: 20,000m<sup>2</sup>



## RECENT RENOVATION

- External Area Covered by Roofs
- Modern Office Space



## HIGH-CAPACITY ELECTRICAL INFRASTRUCTURE

- 400 kW Transformer Station

## HOUSING

- Multiple renovated flats



[Follow this link for videos](#)

# COLD STORAGE FOR RENT

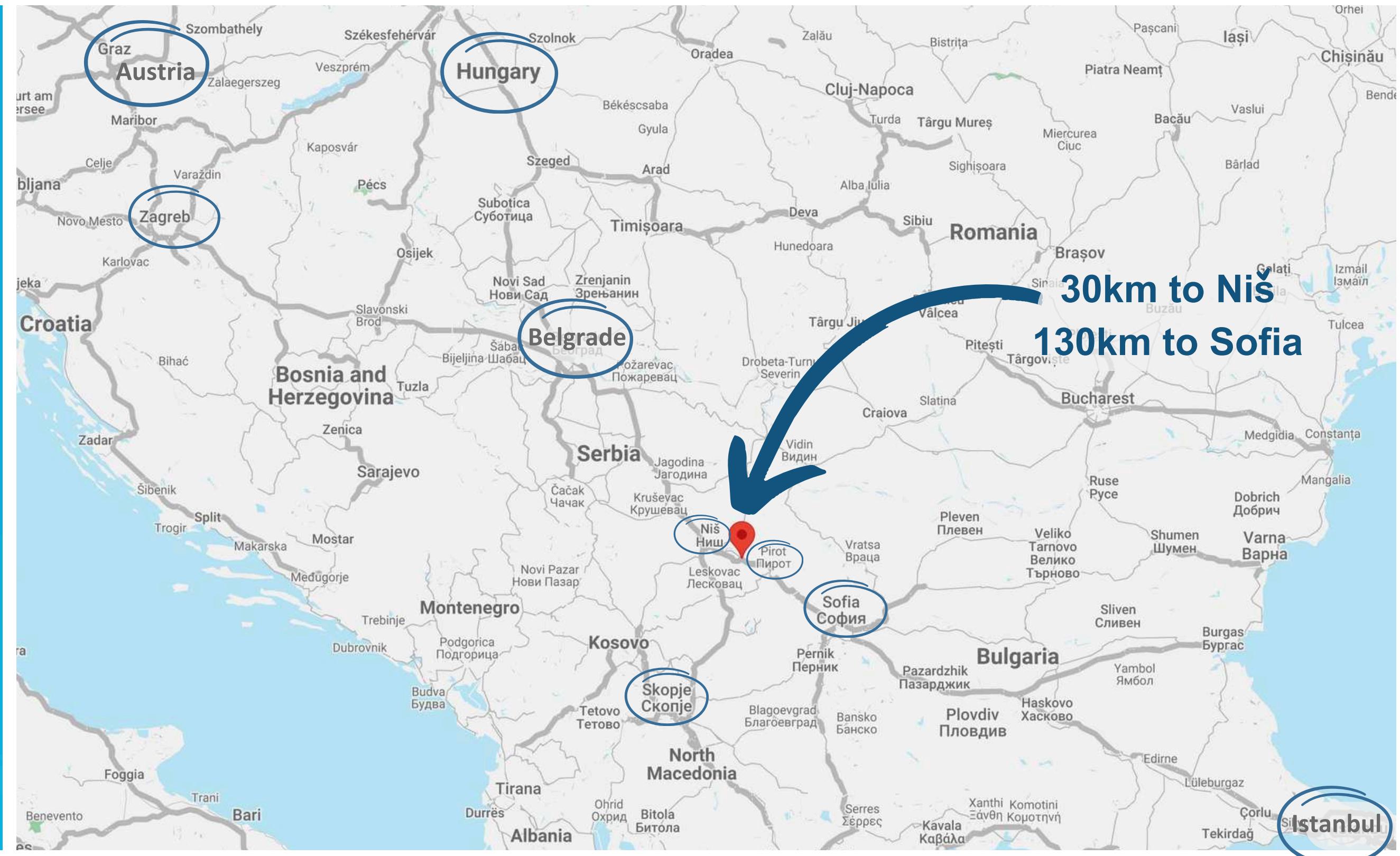
- 6 separate 35m<sup>3</sup> units, each available to rent independently.
- Precise Temperature Control
- Easy Loading and Unloading of Trucks
- Suitable for Fresh and Frozen Food, Flowers, and Beverages
- Full Insulation
- Temperature -20°C to +7°C
- Powerful Internal Lighting 230V



## PRIME LOCATION

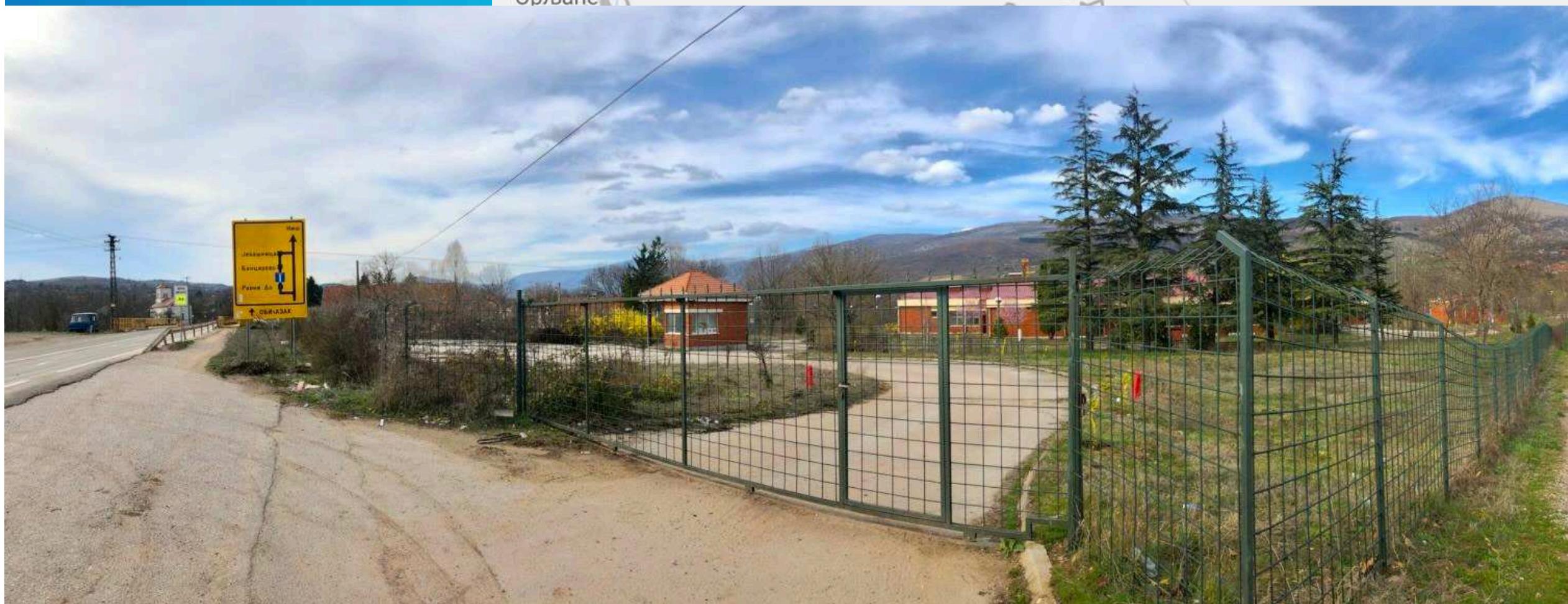
Warehouse is strategically situated very close to the only highway connecting Eastern to Western Europe

Highway: Corridor X, on E80



# ACCESS

**Situated on high quality country side road, 8km away from the highway road junction**



**FULLY FENCED AREA FOR SECURITY**

**EASY ACCESS BY LARGE TRUCKS**

**Full Circle Roundabout Internal Road and Parking Space**

## Google Earth Image

Constructed in 2023, 2000m<sup>2</sup>



Constructed in 2021, 400m<sup>2</sup>



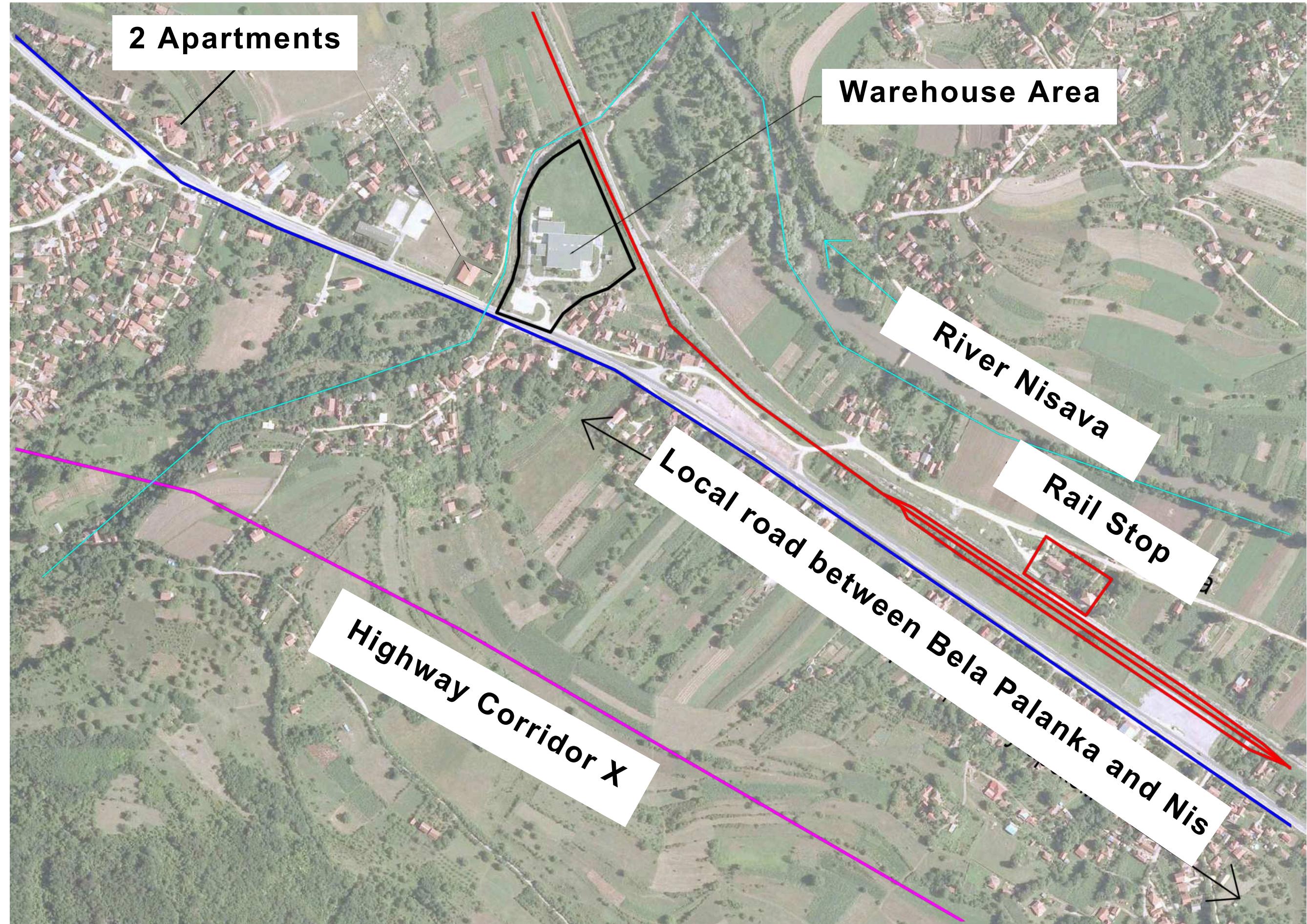
# MACRO AERIAL VIEW (2019)

# AREA SPECIFICATION

**Total land: 20,000m<sup>2</sup>**

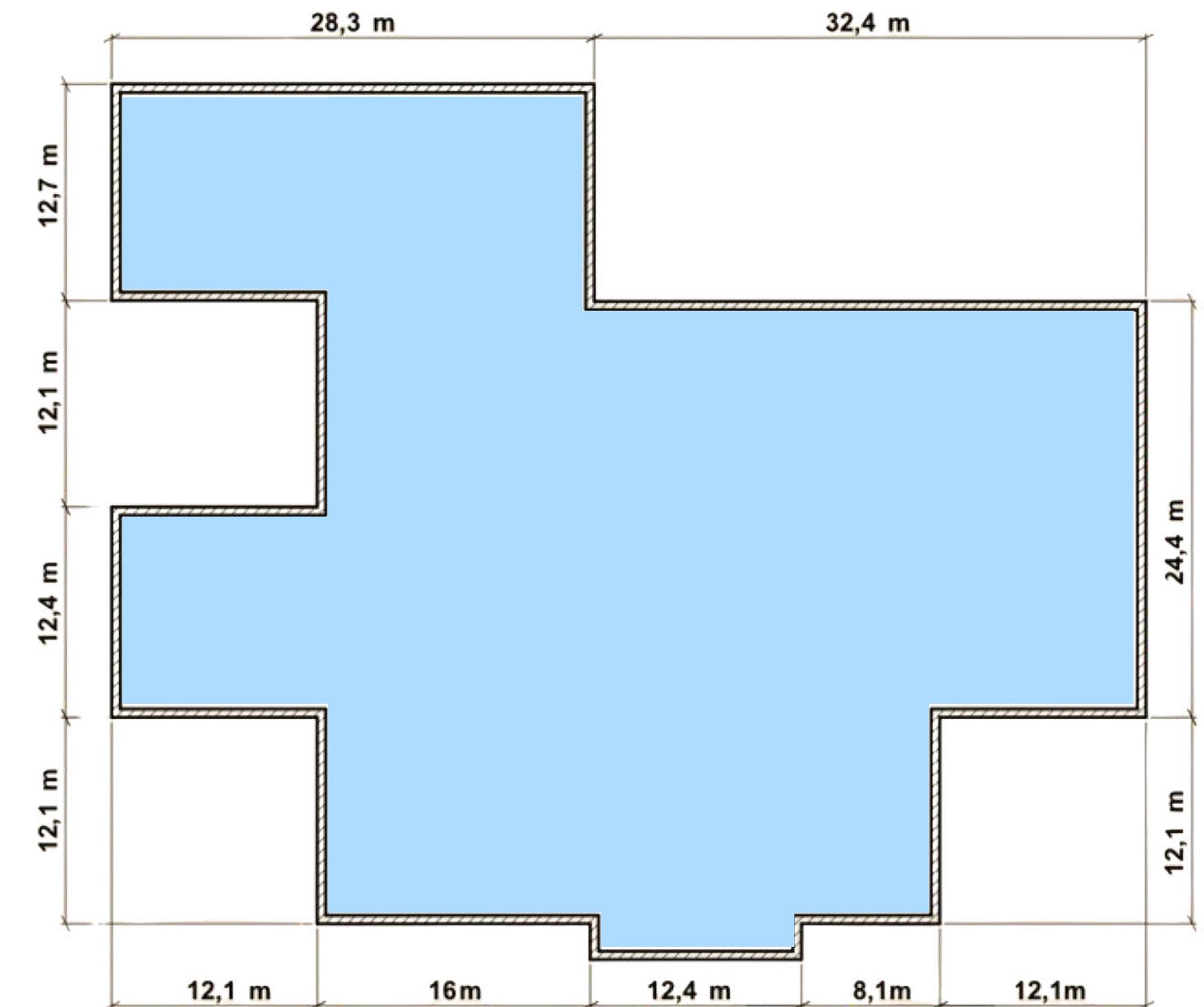
# Warehouse is situated:

- 400m away from apartments for employees
- 150m away from the penthouse
- 370m away from the rail stop



# Building Blueprint

Gross Internal Area: 2,140m<sup>2</sup>



# Building Blueprint

## Unit-level view



## EMPLOYEE HOUSING

- 2 Fully furnished apartments available 450m away from the warehouse
- 3 Bedrooms, 2 bathroom
- 2 Bedrooms, 1 bathroom
- Parking for vehicle available in front
- Cleaning Service & Breakfast available on demand



# Luxury Housing

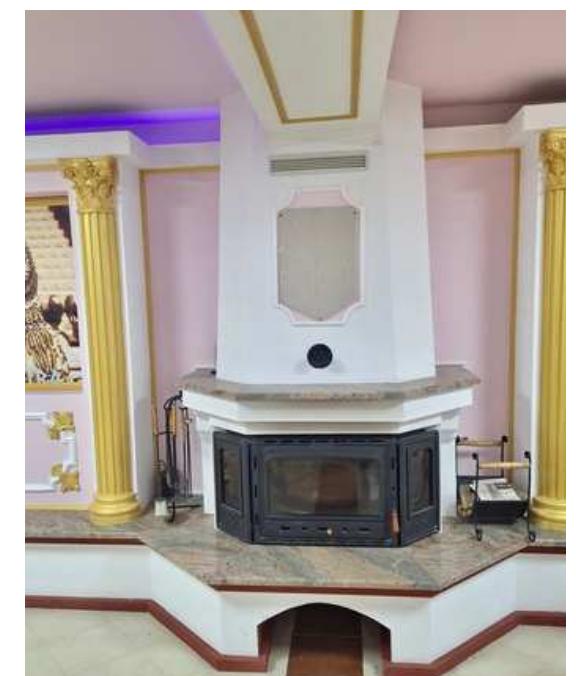
- Luxury penthouse with 2 bedrooms, 2 bathrooms and a large open-space kitchen
- Very large balcony overseeing garden
- AC, large fridge, hot water boilers
- 150m away from the warehouse



[Follow this link for more pictures](#)

## Rent our restaurant for events

- Ethno and modern restaurants, their flexible design allows for combined or separate use
- Meat and pizza ovens
- Capacity for up to 70 guests
- Decorated with motifs of ancient Roman Emperors
- 170m away from the warehouse



[Follow this link for more pictures](#)

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