



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: 2,140m²
- External Covered Area: 2,400m²
- Renovated Offices: 200m²
- Cold Storage: 200m³

Total land: 20,000m²

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

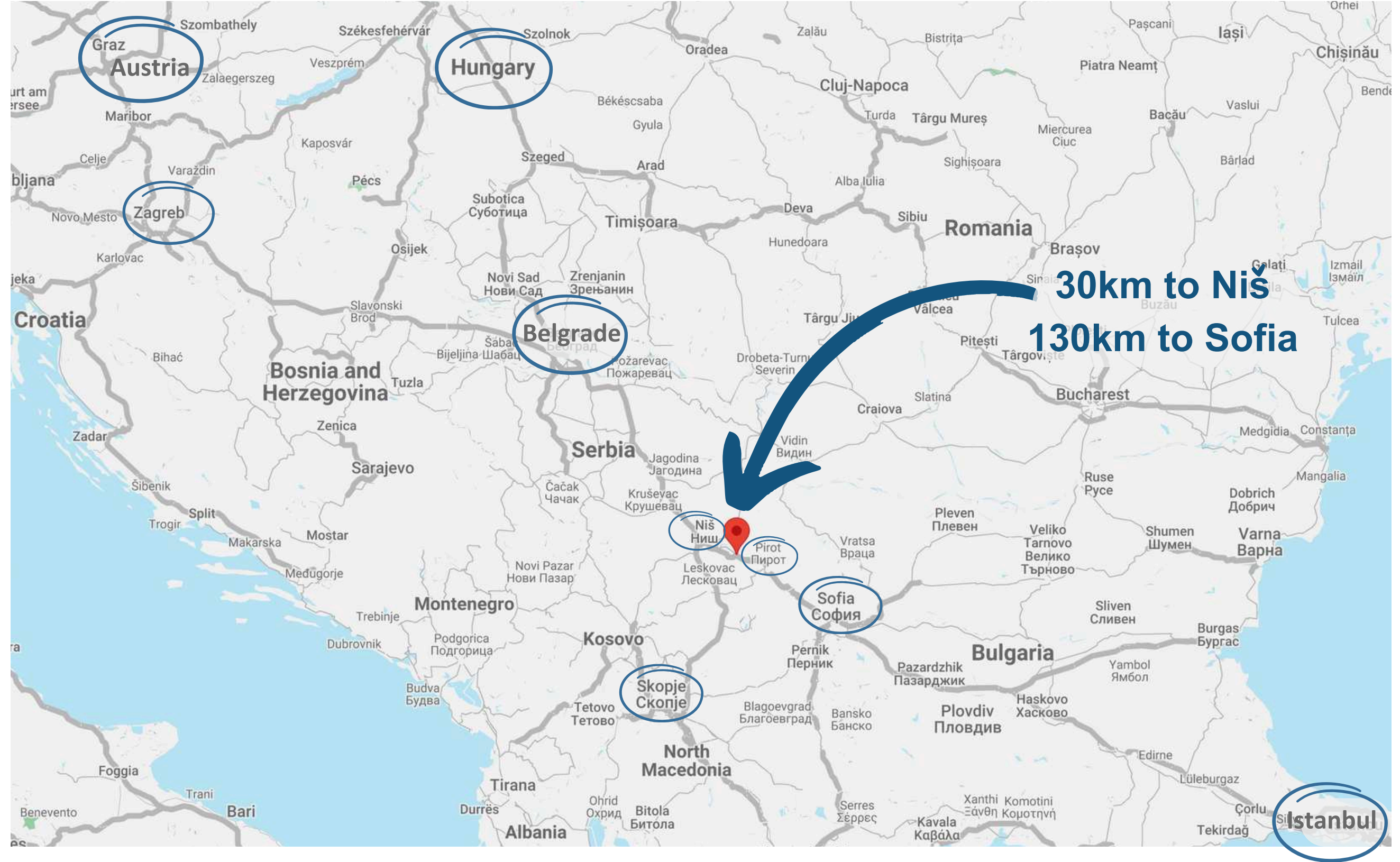
- 6 separate 35m³ units, each available to rent independently.
- Precise Temperature Control
- Easy Loading and Unloading of Trucks
- Suitable for Fresh and Frozen Food, Flowers, and Beverages
- Full Insulation
- Temperature -20°C to +7°C
- Powerful Internal Lighting 230V



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, 2000m²



Constructed in 2021, 400m²



RIVER
NISAVA

INDUSTRIAL
WATER PUMP

NATIONAL
RAILWAY

ASSOCIATED
PLOT OF
LAND

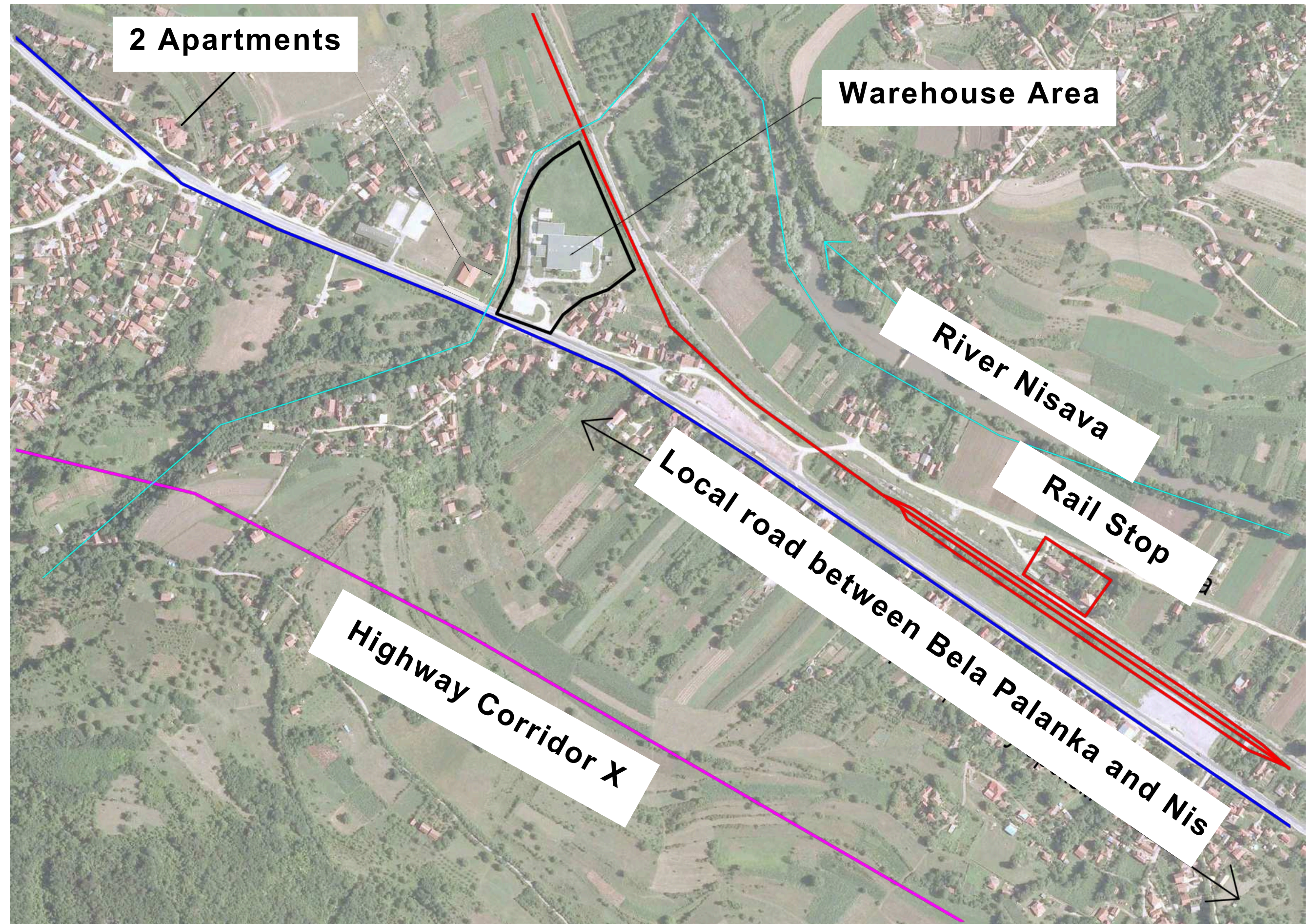
MACRO AERIAL VIEW (2019)

AREA SPECIFICATION

Total land: 20,000m²

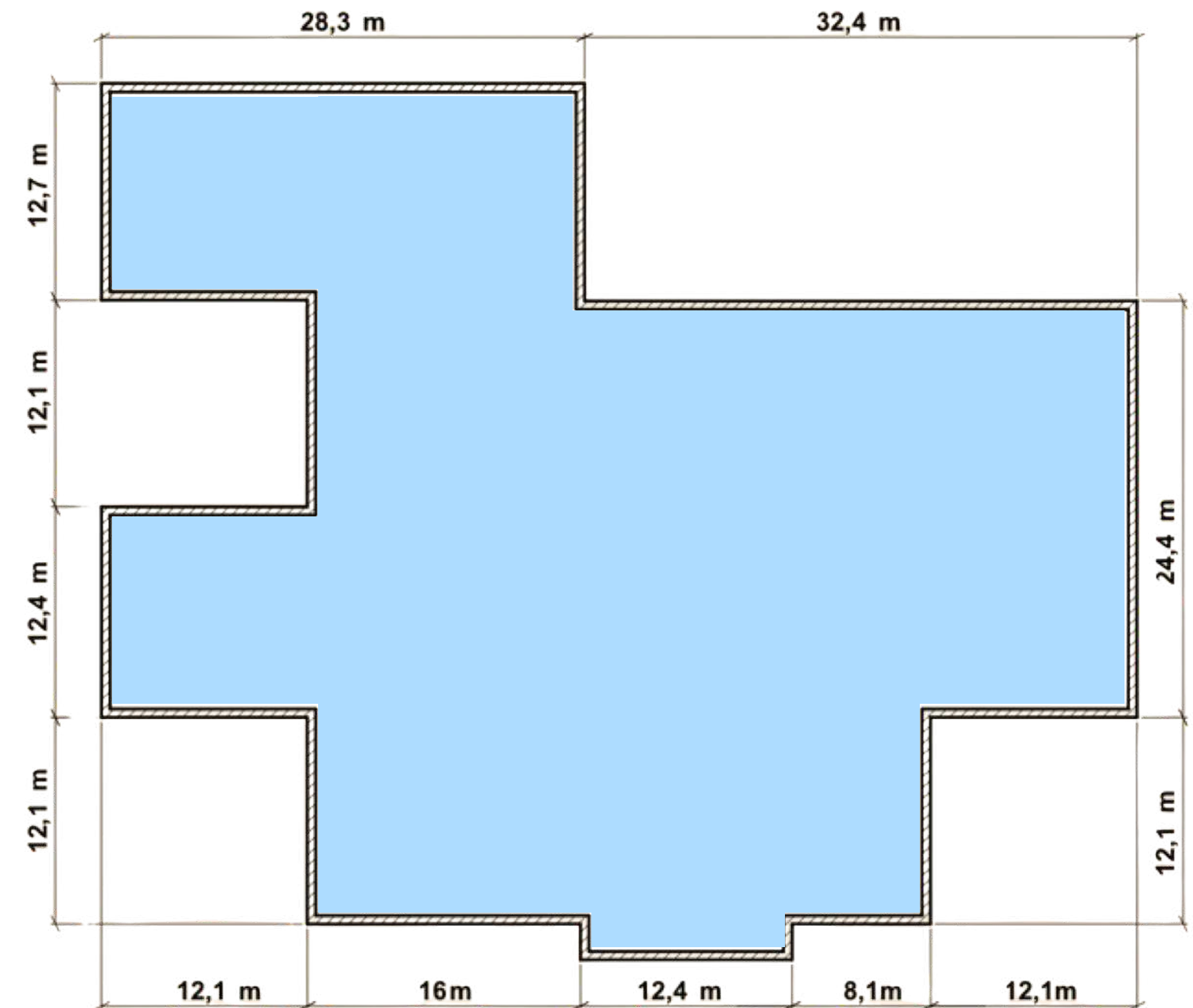
Warehouse is
situated:

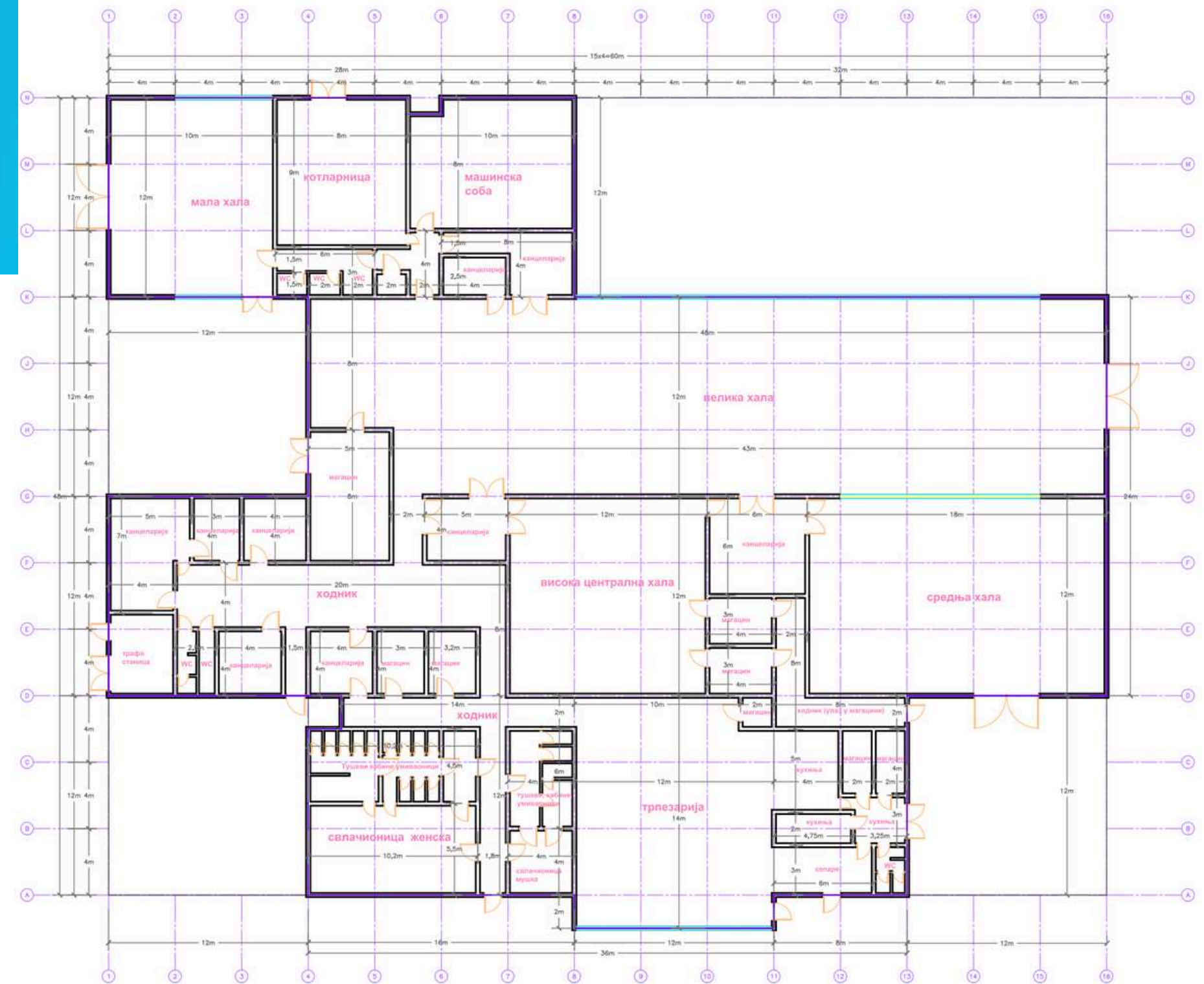
- 400m away from
aparments for
employees
- 150m away from
the penthouse
- 370m away from
the rail stop



Building Blueprint

Gross Internal Area: 2,140m²





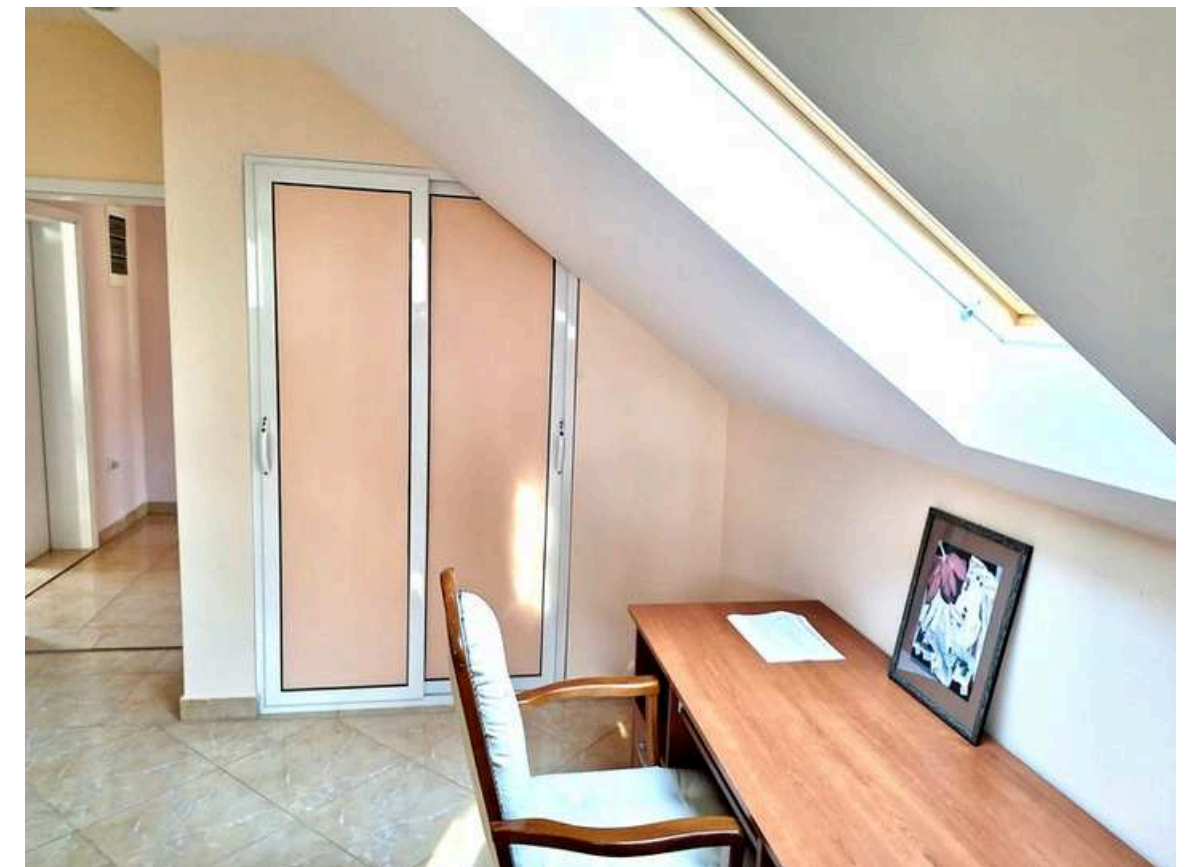
EMPLOYEE HOUSING

- 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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