



In the following text we are sending an offer for the sale and rent of real estate on very attractive locations which are industrial property of the company Boxmark Leather d.o.o.

1. Offer for sale of an attractive building land of the total area of 57.804 m², in the most successful industrial zone in the Republic of Croatia - the former Free-trade zone Varaždin, which is now Zone North, 3 km distance from Varaždin, located in the Varaždin County.
2. Offer for sale of an attractive building land of the total area of 24.626 m² in the industrial zone Zlatar Bistrica in the Krapina-Zagorje County.
3. Offer for rent of the floor covering the total area of 8.700 m² in a hall on attractive location in the commercial zone Gornja Vrba in Slavonski Brod.
4. Offer for rent of a megaboard, which is 32 meters tall on a very frequent location in Slavonski Brod.

For any additional information we are at your disposal on the following contact:

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Attractive building land for sale in Trnovec, Varaždin County



For sale: attractive, arranged, large-area building land in the Zone North, the most successful industrial zone in the Republic of Croatia (formerly: Free-trade Zone Varaždin) in Trnovec Bartolovečki, 3 km away from Varaždin.

Excellent location next to the main road, with complete infrastructure available. The Zone is equipped with complete infrastructure: access roads, electricity, gas, water and drainage as well as telecommunication lines. Ownership 1/1, ordinary entry into the land registry, commercial use.

Price available on request.

Land area:	
45.322 m ² ,	
6.839 m ²	
<u>5.643 m².</u>	
TOTAL:	57.804 m ² .



Attractive building land for sale in Zlatar Bistrica, Krapina-Zagorje County



For sale: attractive, arranged large-area building land in the Economic Zone in Zlatar Bistrica.

Excellent location, next to both the existing main road to Zabok, as well as the future fast road to Zabok.

Complete infrastructure available.

Land area: 24.626 m².

Building land is equipped with complete infrastructure: access roads, electricity, gas, water and drainage, as well as telecommunication lines.

Ownership 1/1, commercial use.

Price available on request.

For rent: 1st floor in the hall in the commercial zone Gornja Vrba, Slavonski brod



Business premises for rent– hall – former sales center PEVEC.

LOCATION:

Address: Gornja Vrba, Hrvatskih branitelja 14

Cadastar particle number: 39/1,39/26,39/31,39/18; Cadastar municipality: Gornja Vrba

The hall is located 2 km from the highway exit Slavonski Brod – EAST and 5 km from the city center.

For rent: Space area of the 1st floor



Total area: 8.700 m²
Office area (from the total area): 220 m²
Height of the structure: 4,60 m
Load capacity of the structure: 400 kg/m²

Possibility of using the warehouse space in the groundfloor.



Rent of the external larmier possible.
Area: 670 m².

Heating, cooling, gas, electricity and water



Hot-air heating.
Three climatic chambers.
Channel distribution in the hall.
Offices and auxiliary rooms are equipped with radiators and convectors.
The cooling is provided via the CARRIER coolers, climatic chambers,
channel distribution and convectors.

Gas connection, power 1.400 kW.

Medium voltage = 1.000 kW.

Low voltage = 150 kW.

Hydrant and sanitary water pipeline.

Access to the floor



Separate entrance for the staff.

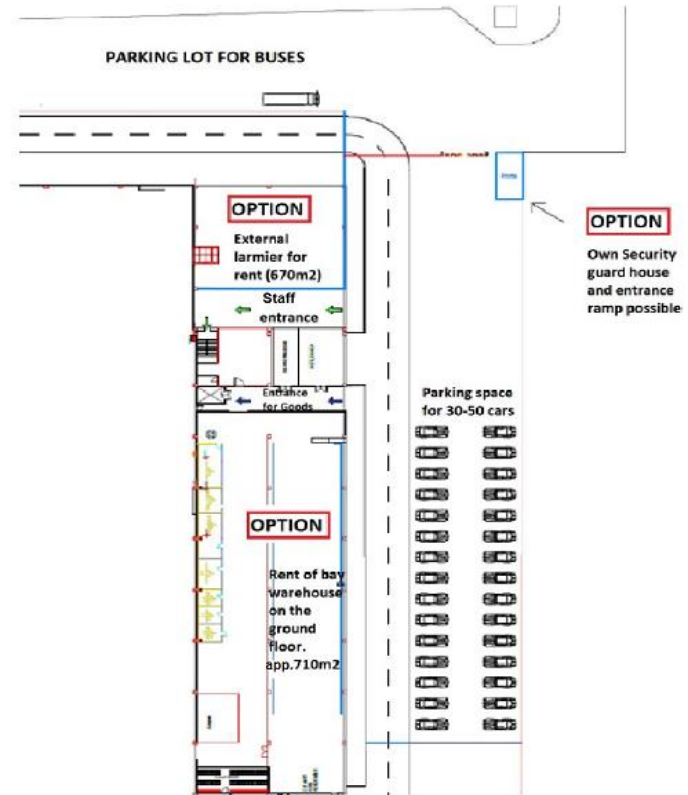
Cargo elevator, with a total load capacity of 4 tons.

Additionally

- Parking space for staff is provided. Bus stop is also possible
- Separate entrance for staff into the factory area
- Transportation of goods to the first floor provided via the cargo elevator with total load capacity of 4.000 kg
- Heating-cooling of indoor space
- Fire alarm-Sprinkler system, indoor and outdoor hydrant pipeline
- Basic lighting T5 fluo lamps
- Ground floor of the hall remains at the lessor's disposal.

Options

- Own security guard house and entrance ramp possible
- Parking for cars within the parcel
- Lease of bay warehouse on the ground floor covering approximately 710 m² area possible.



**The view from the highway „A3” Zagreb-Lipovac
-EXIT Slavonski Brod EAST-**



The view from the main road Sl. Brod-Gornja Vrba



LOCATION: Hrvatskih Branitelja 14 Street; Slavonski Brod, Gornja Vrba

- EXIT FROM THE HIGHWAY SLAVONSKI BROD EAST

NAME: Megaboard

SIZE: Length 20m, height 4m, total height 32m, surface 80 m2.

AVAILABILITY: Immediately

OSVJETLJENJE: Completely illuminated

Link: google Maps:

<https://www.google.hr/maps/@45.1720382,18.0689521,3a,60y,185.25h,86t/data=!3m6!1e1!3m4!1scqEqGCMEeMA0vRa9WDXV2Q!2e0!7i113312!8i6656?hl=hr>

MEGABOARD

