

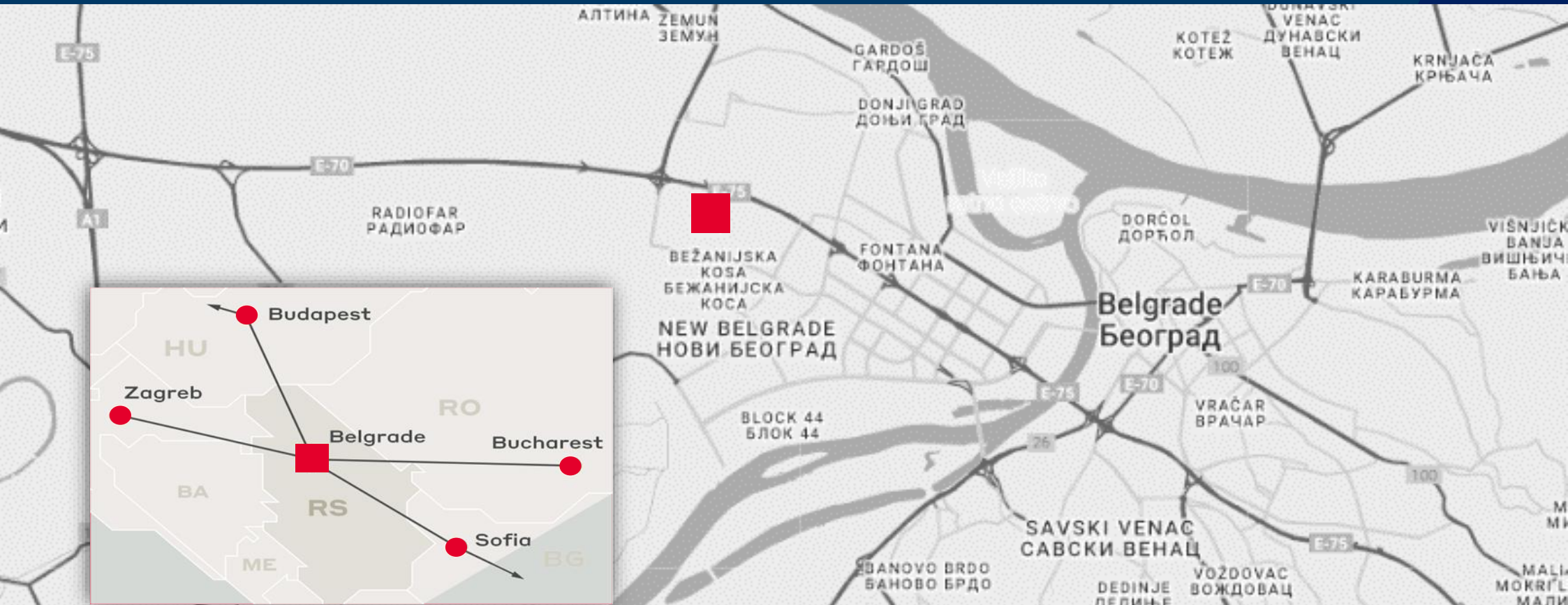


INVESTMENT OPPORTUNITY LOGISTICS PARK KVANTAS

New Belgrade

2023





DISTANCES

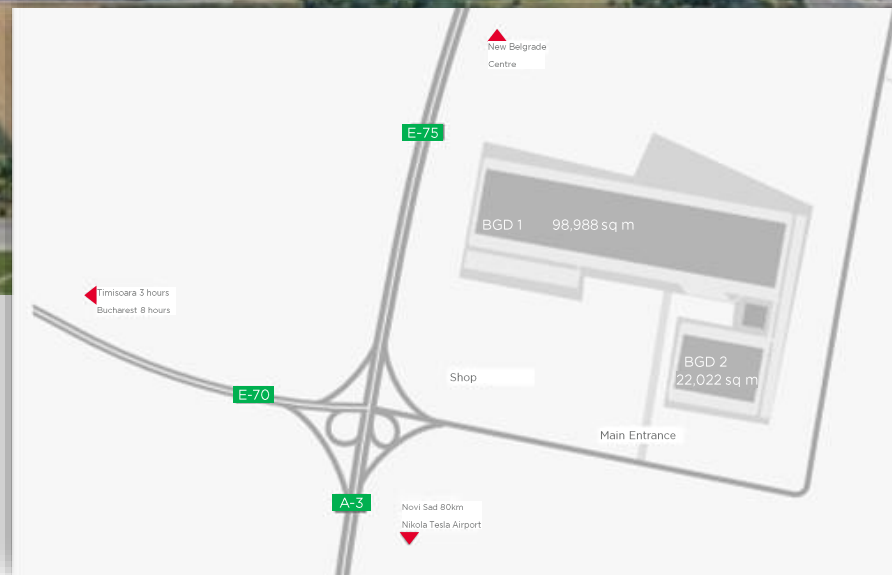
Belgrade center	5 km
International airport	5 km
Budapest	360 km
Zagreb	369 km

- ❖ The park is located in the largest municipality in the capital (New Belgrade) and less than 5km to the city center and only 5 km from the Belgrade Airport Nikola Tesla
- ❖ Excellent connections to downtown, with railway station, customs house and commuter bus stops nearby



ADDRESS

Autoput za Zagreb 11a, Novi Beograd, 11070 Belgrade



ABOUT PROPERTY

- ❖ Logistics Park Kvantas will be the largest logistics hub in Serbia and with units starting from 2,500 sq m.
- ❖ The location is ideal for small and medium-sized enterprises in the FMCG, Pharmaceutical, E-commerce and for last-mile logistics due to its inner city location, excellent connection to the highway and all main city traffic arteries.
- ❖ Units from 2,500 to over 30,000 sq m
- ❖ Turn-key, built-to-suit solutions to its clients' exact requirements
- ❖ End-to-end development services including permitting, design, construction, project management, and facility management after move-in.
- ❖ High quality standards including flexible 12x24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting

AVAILABILITY

Available now	0 sq m
Development opportunity	121,010 sq m
BGD 1	98,988 sq m
BGD 2	22,022 sq m
Built-up-area	0 sq m
Total area	27,50 ha



- ❖ Logistics Park Kvantas provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.
- ❖ Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.
- ❖ Materials and installations are carefully selected to minimise maintenance costs.
- ❖ All buildings are built to achieve a minimum certification of BREEAM Very Good Logistics Park Kvantas is ISO 14001 certified for Construction and Property Management.
- ❖ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.
- ❖ Large industrial sectional doors are equipped with hydraulic control and dynamic load capacity of 6,000kg. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.
- ❖ Halls are constructed of standard clearance height of 12 m. Steel-fibre reinforced concrete floor slabs resist dust and stains.
- ❖ A standard load-bearing capacity of 5 tons/sq m. A mezzanine above the docks boasts a load-bearing capacity of 500 kg/sq m.
- ❖ HVAC Systems - all air-handling units are equipped with heat recovery with over 67% efficiency.
- ❖ Facade sandwich panels have a mineral wool core, providing 120 minutes of fire resistance.
- ❖ All units are equipped with an ESFR ceiling sprinkler system.
- ❖ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals.





For more information, please contact us

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