

FOR RENT

Industrial area suitable for Calcium Carbonate related production
Lipovac bb, 34310 Topola, Serbia



PROPERTY HIGHLIGHTS:

- 42.600m² free area with full industrial infrastructure
- Located between Serbian industrial centers Belgrade and Kragujevac
- Suitable for business park for Calcium Carbonate related production
- Easy upgrade of electric power on 2000 kW

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OPPORTUNITY

A freestanding 42.600m² industrial area in Lipovac/Topola located between Serbian industrial centers Belgrade (distance 75km) and Kragujevac (distance 40km) available for low cost rent . The area is 45km from highway connection and 75km from Danube port Smederevo.

- Industrial area is 4 km from Omya Vencac, producing high quality CaCO₃ which offers excellent raw material base for production of
- Polyolefins/PVC compounds and products - pipes, profiles, film, sheets, fibers, elastomers
 - Paints, plasters, coatings, sealants, adhesives
 - Concrete elements - asphalt, roofing, tiles
 - Glass, ceramics
 - Animal nutrition

PROPERTY FEATURES

- 400 m² office space with connection to industrial scale
- 432m² (w.d.h 18x14x8m) open storage
- 1.470m² (w.d.h 30x49x6m) open storage
- 828m² (w.d.h 23x36x6m) open storage
- 620m² (w.d.h 31x20x6m) open storage
- 144m² (w.d.h 12x12x6m) maintenance workshop
- Easy upgrade of electric power on 2.000kW
- Fuel station with 30t tank
- Garage for 2 cars

ZONING

General Industries which permits a wide range of light and heavy industrial uses

PRICE

Open for negotiation

Long term agreement with Omya about usage of industrial minerals will allow minimal or even no rent.

