

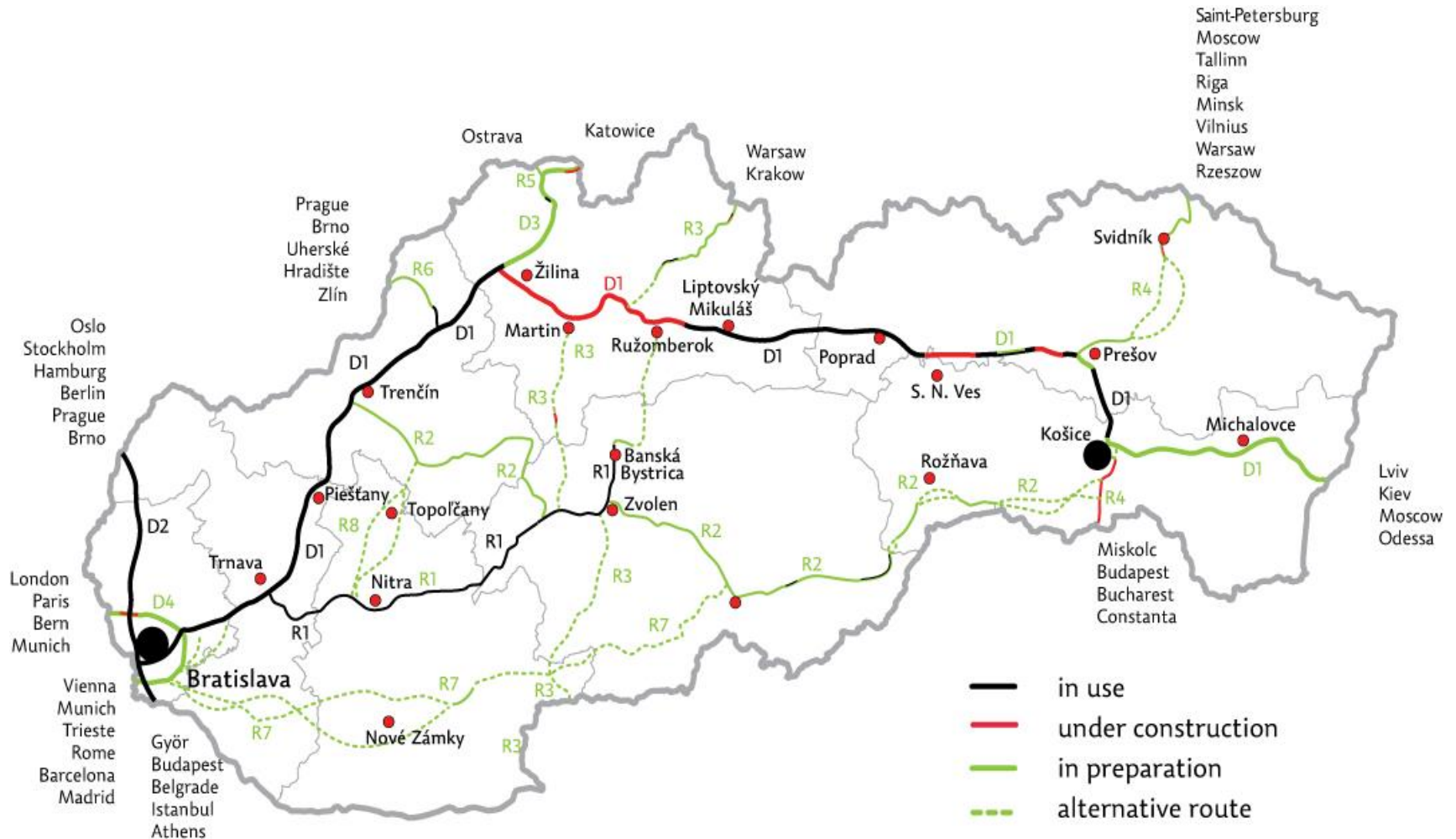


Industrial Real estates, Trencin Region

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and Trade Development Agency

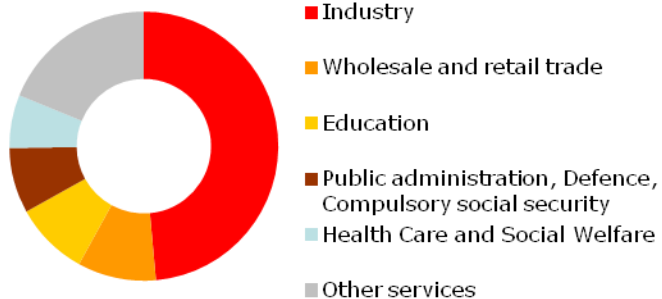
Slovak Road Network



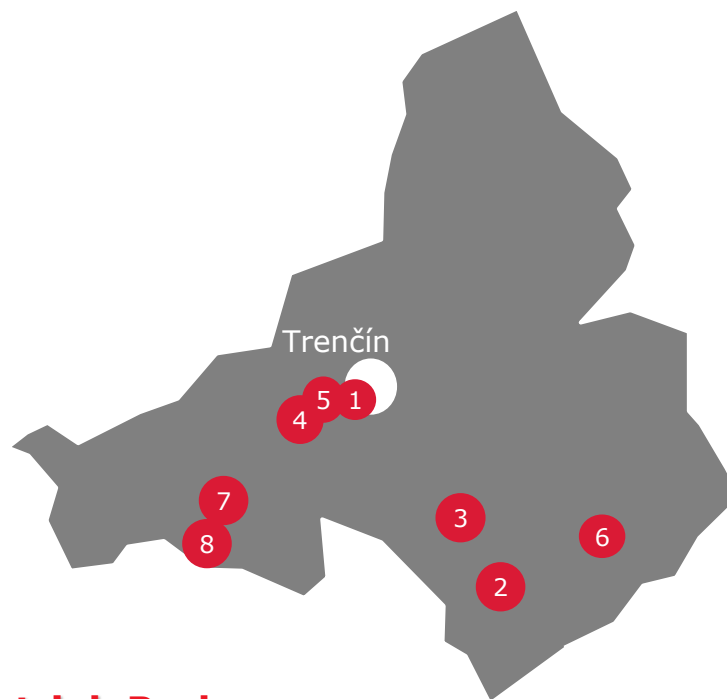
Trenčín Region

General Information

Population	598,819
Area	4,502 km ²
Unemployment	11.06 %
No. of registered job seekers	33,084
Average salary	786 EUR



Top 5 employers	Employees
Hornonitrianske bane Prievidza	3,672
YURA Corporation Slovakia	3,000
Continental Matador Rubber	2,250
Leoni Slovakia	1,434



Industrial Parks

1. Trenčín Industrial Park
2. Partizánske
3. Bánovce nad Bebravou
4. Chocholná Velčice
5. Trenčín – Opatovce
6. IP Nováky
7. Rakoluby
8. Horná Streda

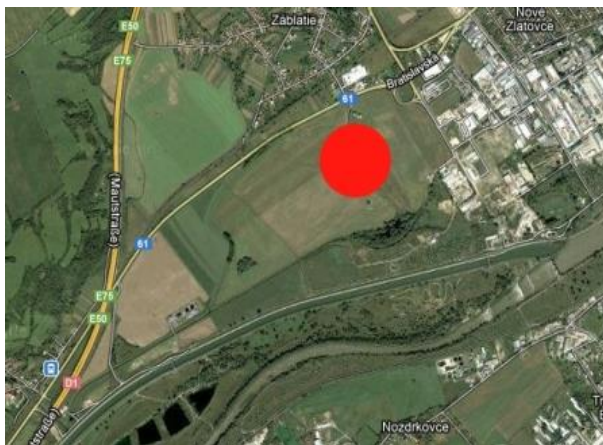
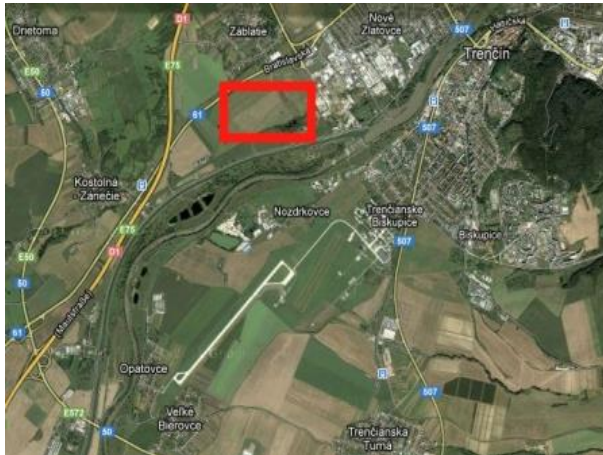
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1. Trenčin – Industrial Park Area

Greenfield

Trenčin region TN-GF-0013



General information

Plot	121,321 m ²
Ownership	City of Trenčin, legal entity
Plot shape	irregular
Leveling	plane (up to 5%)
GPS coordinates	+48° 53' 28.42"
	+17° 59' 51.60"

Infrastructure

Highway access point	1 km
Railway	4 km
Closest airport	120 km Bratislava - international

Utilities

Power	30 MW
Gas	5000 m ³ /hour
Water	50 l/s
Sewage	30 l/s

Building process

Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months

Technical conditions

3 plots are for sale with complete infrastructure without any further major investments

Companies in the Industrial Park area:
AU Optronics (Taiwan), Akebono (Japan)

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1. Trenčín – Industrial Park Area

Greenfield

Trenčín region TN-GF-0013

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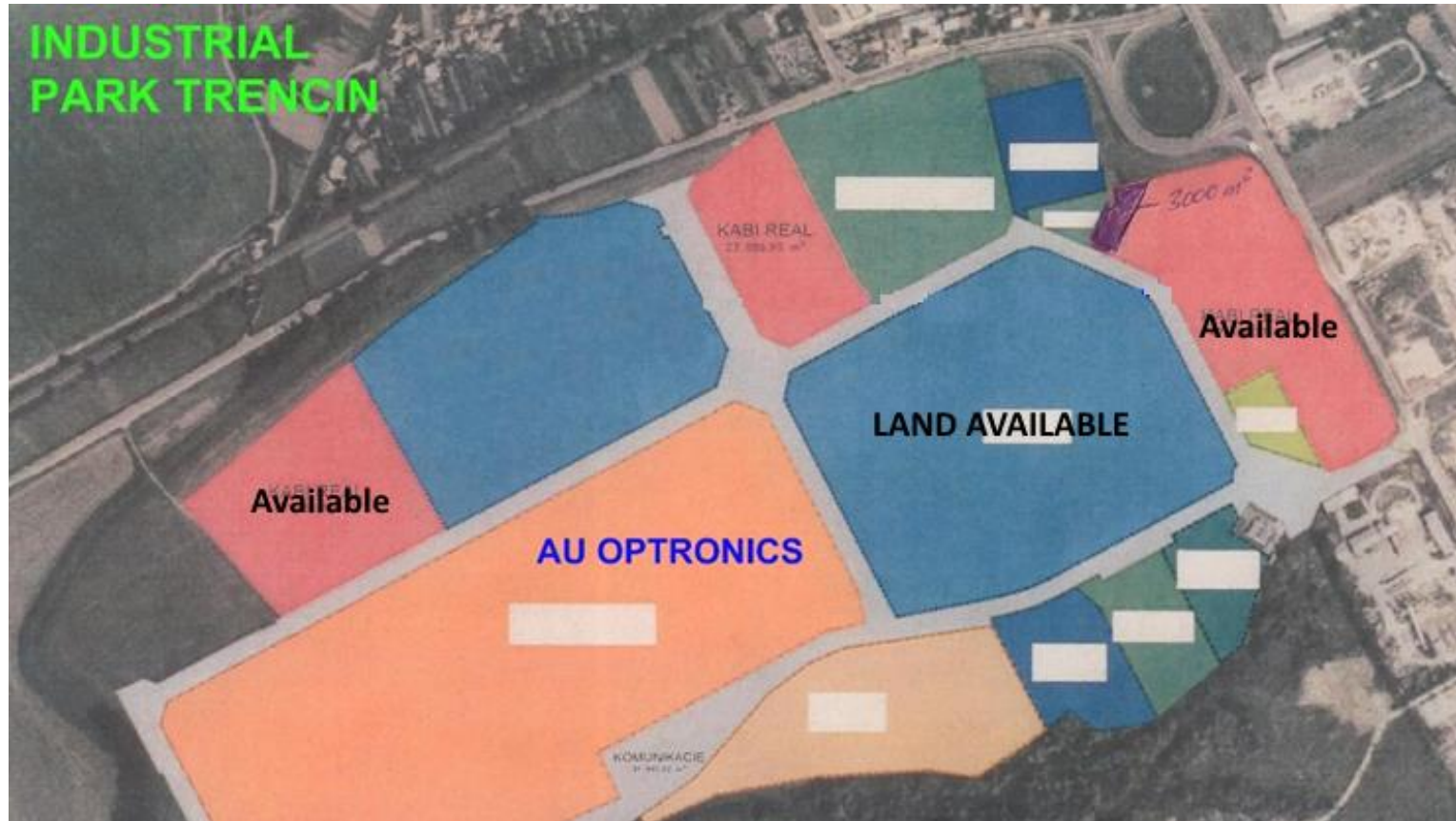
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1. Trenčin – Industrial Park Area

Greenfield

Trenčin region TN-GF-93

Gallery



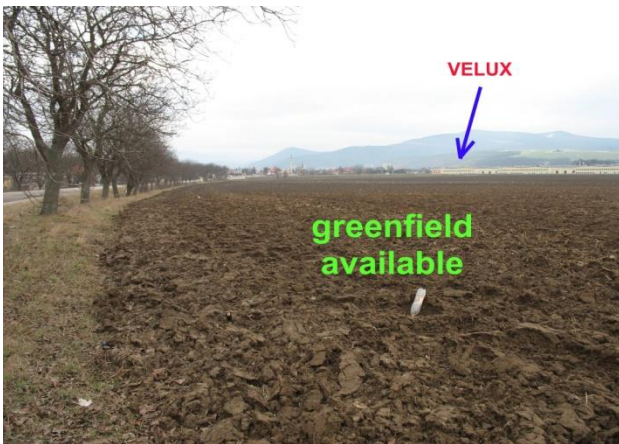
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2. Partizanske – Industrial Park

Greenfield

Trencin region TN-GF-0081



General information	
Plot available	262,200 m ²
Ownership	1 legal entity
Plot shape	rectangular
Leveling	plane (up to 5%)
GPS coordinates	+48° 37' 40.91"
	+18° 19' 57.89"
Infrastructure	
Highway access point	45 km
Railway	3 km
Closest airport	130 km Bratislava
Utilities	
Power	22 kV line on site
Gas	DN 160 on site
Water	DN 150 on site
Sewage	DN 100, DN 300 on site

Building process	
Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months
Technical conditions	
Railway line connection available on the plot	
Possible expansion of the plot up to 50 ha - available	

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2. Partizanske – Industrial Park

Greenfield

Trencin region TN-GF-0081

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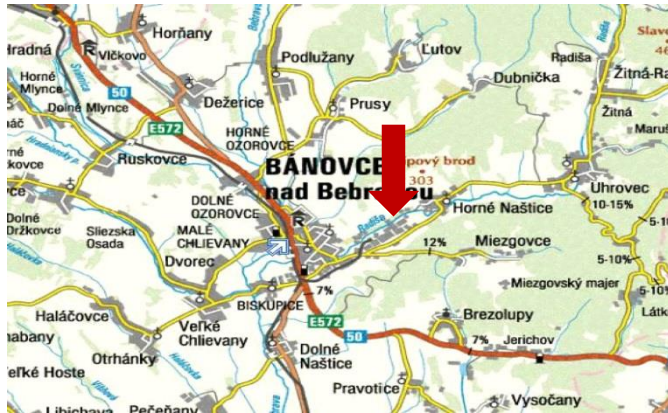
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3. Banovce nad Bebravou

Greenfield

Trencin region TN-GF-0009



General information

Plot	160 000 m ²
Ownership	town
Plot shape	irregular
Leveling	flat (up to 5%)
GPS coordinates	+ 48° 45' 32.7"
	+17° 52' 48.7"

Infrastructure

Highway access point	27 km
Railway	0,2 km
Closest airport	135 km Bratislava

Utilities

Power	20 MW, 22 kV
Gas	DN 300, 2500 kPa
Water	DN 150
Sewage	DN 150

Building process

Planning permit	Up to months
Building permit	Up to 3 months
Construction of the hall	6 months

Note

Industrial park is owned by municipality of Banovce nad Bebravou

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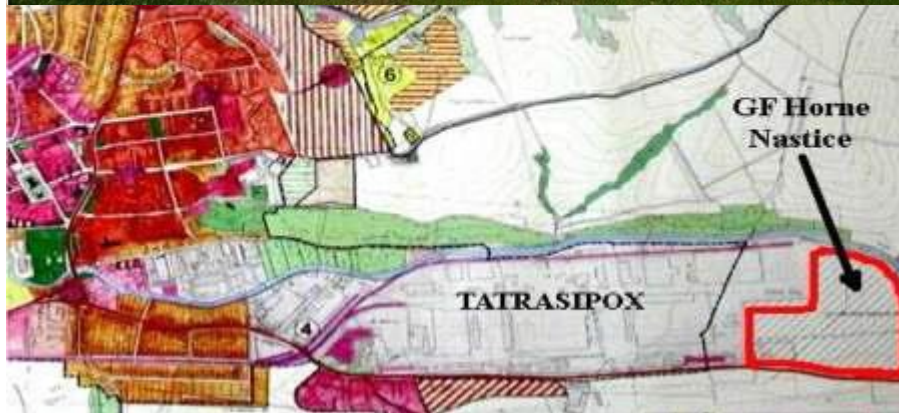
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3. Banovce nad Bebravou

Greenfield

Trencin region TN-GF-0009

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4. Chochna Velcice

Greenfield

Trencin region TN-GF-0069



General information

Plot	380.155 m ²
Ownership	legal person
Plot shape	irregular
Leveling	plane (up to 5%)
GPS coordinates	Latitude +48° 51' 40.17"
	Longitude +17° 57' 12.47"

Infrastructure

Highway access point	1.0 km
Railway	40 m
Closest airport	120 km Bratislava – international

Utilities

Power	6 MW, 200 m
Gas	2 mil.m ³ /year, 2600 m
Water	20.987 m ³ /year, 2,589 m
Sewage	22.000 m ³ /year

Building process

Planning permit	Obtained for all infrastructure
Building permit	Up to 3 months
Construction of the hall	6 months

Note

- Site is directly on 1st . class road no.62 Between Trenčín and Nové Mesto nad Váhom .
- Entrance to the park will be 1km fom existing D1 highway exit - Chochná
- Built to rent option

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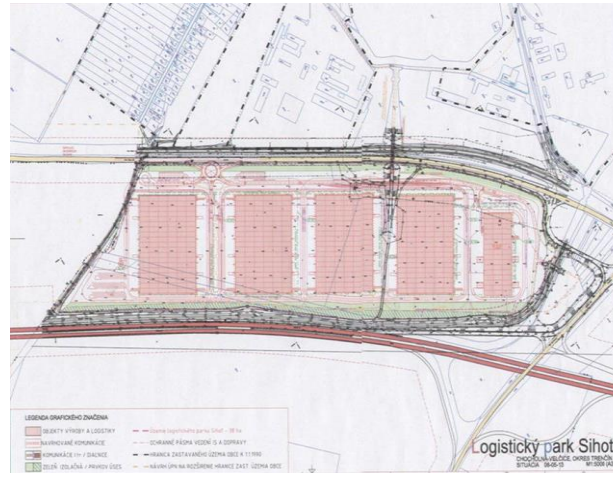
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4. Chocholna Velcice

Greenfield

Trencin region TN-GF-0069

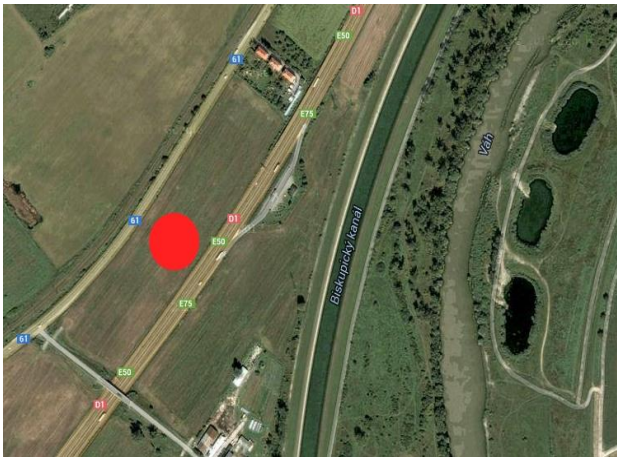
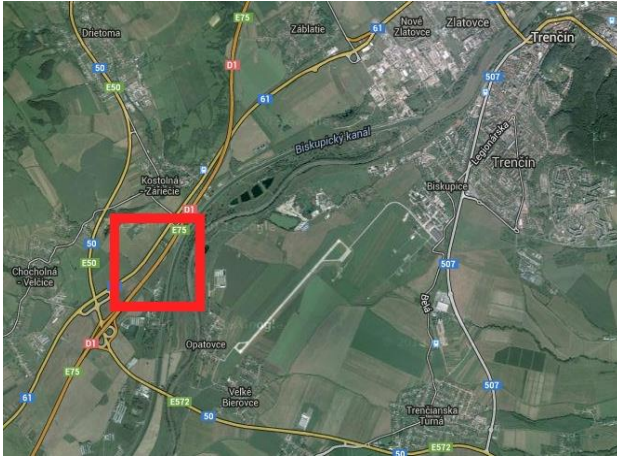
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5. Trenčin - Opatovce

Greenfield

Trenčin region TN-GF-0053



General information

Plot	137.000 m ²
Ownership	Legal entity
Plot shape	irregular
Leveling	plane (up to 5%)
GPS coordinates	+48° 52' 1.56"
	+17° 57' 52.64"

Infrastructure

Highway access point	0,020 km
Railway	5 km
Closest airport	120 km Bratislava - international

Utilities

Power	Available
Gas	Available
Water	Available
Sewage	Available

Building process

Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months

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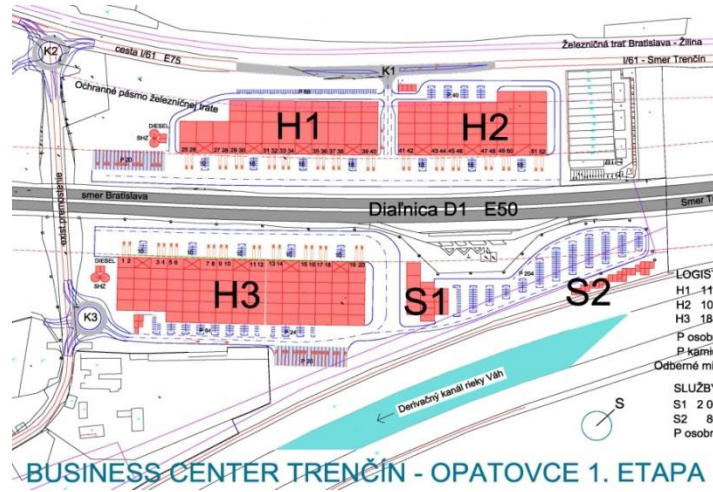
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5. Trenčín - Opatovce

Greenfield

Trenčín region TN-GF-0053

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5. Trenčín - Opatovce

Greenfield

Trenčín region TN-GF-0053

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6. Novaky – Industrial Park

Greenfield

Trencin region TN-GF-0068

- Total IPN 96 766 m²
- Service Area 5 618 m²
- COMPAAN Holding 17 505 m²
- FOR SALE 73 643 – 91 148 m



General information	
Plot available	91,148 m ²
Ownership	1 legal entity
Plot shape	irregular
Leveling	plane (up to 5%)
GPS coordinates	+48° 43' 30.62"
	+18° 33' 28.38"
Infrastructure	
Highway access point	50 km
Railway	3 km
Closest airport	50 km Trencin, 9 km - Prievidza
Utilities	
Power	All utilities available
Gas	All utilities available
Water	All utilities available
Sewage	All utilities available

Building process	
Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months

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6. Novaky – Industrial Park

Greenfield

Trencin region TN-GF-0068

Gallery



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7. Rakoluby

Greenfield

Trencin region TN-GF-0087



General information

Plot	140,000 m ²
Ownership	Legal entity
Plot shape	irregular
Leveling	plane (up to 5%)
GPS coordinates	Latitude +48° 46' 3.22"
	Longitude +17° 52' 40.09"

Infrastructure

Highway access point	0,5 km
Railway	5 km
Closest airport	100 km Bratislava - international

Utilities

Power	1,5 MW – possible extension up to 5 MW
Gas	1.320.000 m ³ /year
Water	Yes, well
Sewage	400 l/s – existing capacity

Building process

Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months

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7. Rakoluby

Greenfield

Trencin region TN-GF-0087

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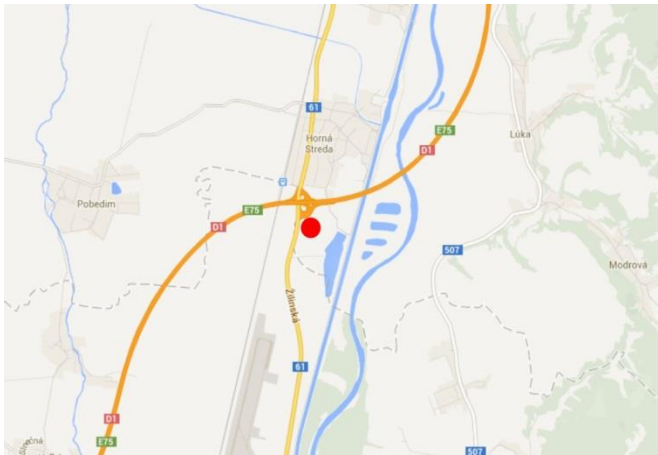
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8. Horna Streda – industrial zone

Greenfield

Trencin region TN-GF-0066



General information

Plot	240,000 m ² in 1st phase, additional 200 000 m ² in 2nd phase
Ownership	Legal entity
Plot shape	Rectangular
Leveling	flat (up to 5%)
GPS coordinates	+ 48° 38' 50.4"
	+17° 50' 33.6"

Infrastructure

Highway access point	0,5 km
Railway	1km
Closest airport	80 km Bratislava

Utilities

Power	3 – 6 MW, on the plot
Gas	2 500 m ³ /hour
Water	DN 150
Sewage	Available

Building process

Planning permit	Up to 3 months
Building permit	Up to 3 months
Construction of the hall	6 months

Technical conditions

Plot is ready for construction, IP- logistic park, production. Great location adjacent to existing highway. Good access to Piestany airport.

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8. Horna Streda – industrial zone

Greenfield

Trencin region TN-GF-0066

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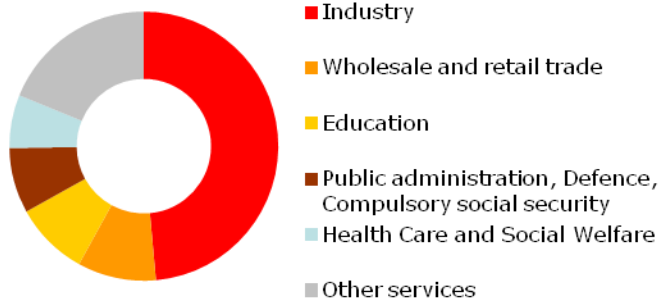
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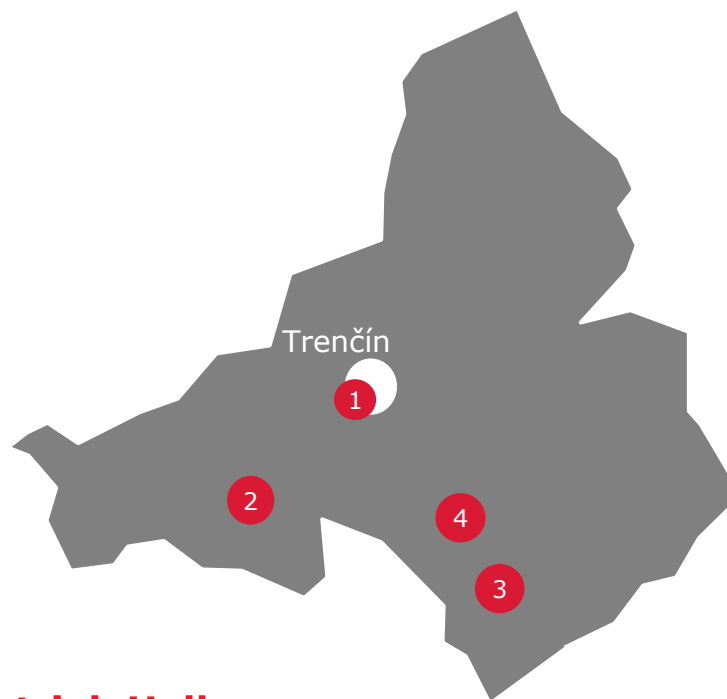
Trenčín Region

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Industrial Halls

1. Trenčín AUO
2. Nové Mesto nad Váhom
3. Partizánske ESON
4. Bánovce nad Bebravou

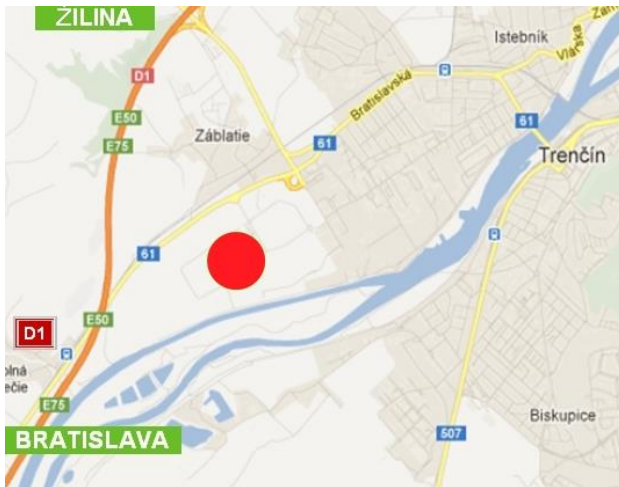
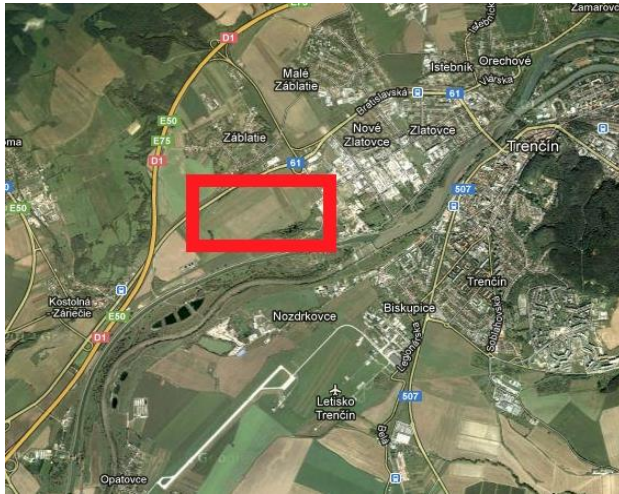
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1. Trenčin AUO

Brownfield

Trenčin region TN-BF-0136



General information

Plot	-
Usable area of hall	50.000 m ²
Production / Storage	15.000 m ² – available space
Office	1.500 m ²
Clear height of hall	10,3 – 12,5 m
Ownership	Legal entity
GPS coordinates	+48° 53' 14.56"
	+17° 59' 54.84"

Infrastructure

Highway access point	2,5 km
Railway	6 km
Closest airport	100 km – Airport MRS (LZIB)

Utilities

Power	Available
Gas	Available
Water	Available
Sewage	Available

Technical conditions

NOTE:

Please see the building parameters below

Actual available space for rent:
15.000 m² – production
1.500 m² – office space

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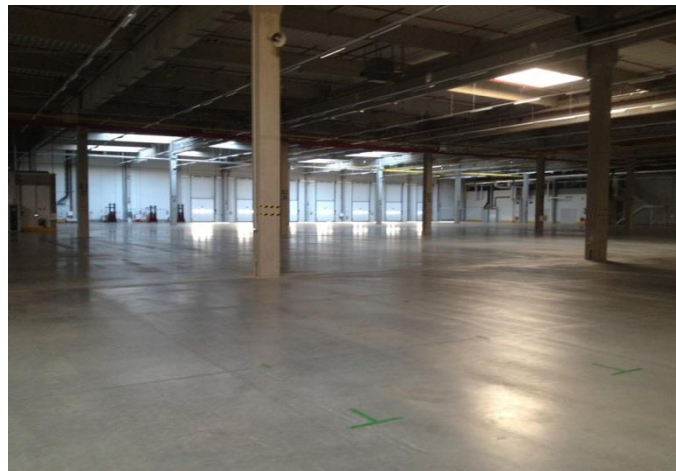
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1. Trenčin AUO

Brownfield

Trenčin region TN-BF-0136

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2. Nove Mesto nad Vahom

Brownfield

Trencin region TN-BF-0170



General information	
Plot	300.000 m2
Usable area of hall	27.820 m2
Production / Storage	24.320 m2
Office	3.500 m2
Clear height of hall	6 – 9 m
Ownership	Legal entity
GPS coordinates	48.772719
	17.822665
Infrastructure	
Highway access point	2,5 km
Railway	6 km
Closest airport	100 km – Airport Bratislava
Utilities	
Power	Available
Gas	Available
Water	Available
Sewage	Available

Technical conditions
Former electronic production
Floor capacity 5 t/sqm
Column grid: 12 x 24

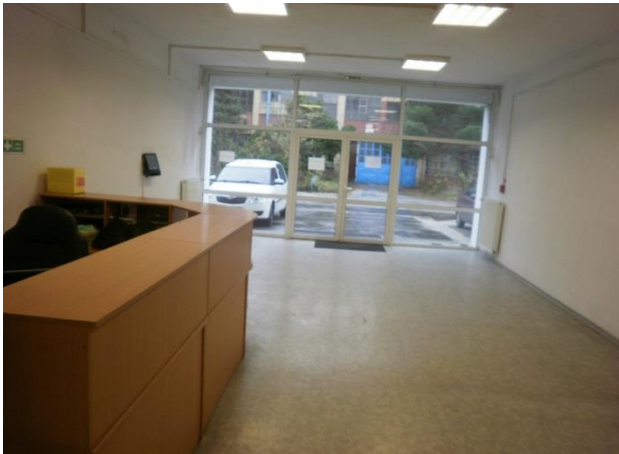
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3. Partizanske - ESON

Brownfield

Trencin region TN-BF-0158



General information

Plot area	17.510 m ²
Usable area of hall	5.731 m ²
Production	3.752 m ² – see note
Office	430 m ²
Clear height of hall	7 - 9 m
Ownership	Legal entity
GPS coordinates	+48° 37' 43.13"
	+18° 23' 49.77"

Infrastructure

Highway access point	50 km
Railway	0,3 km
Closest airport	5 km – local airport, 130 km - Bratislava

Utilities

Power	Available
Gas	Available
Water	Available
Sewage	Available

Technical conditions

Note to production:

2654 sq m on first floor

1098 sq m on second floor

Storage: 1549 m²

Residential: 12 apartments

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3. Partizanske - ESON

Brownfield

Trencin region TN-BF-0158



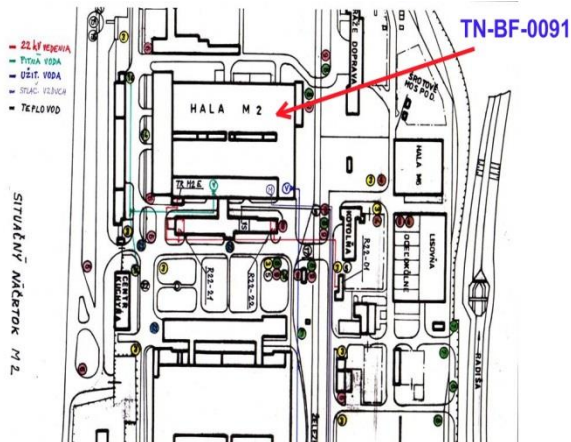
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4. Banovce nad Bebravou

Brownfield

Trencin region TN-BF-0091



General information	
Plot	-
Usable area of hall	27 233 m ²
Production / Storage	27 233 m ²
Office	Possible to create
Clear height of hall	10 - 11 m
Ownership	Legal entity
GPS coordinates	+48° 43' 40.91"
	+18° 17' 5.17"

Infrastructure	
Highway access point	32 km
Railway	3 km
Closest airport	31 km

Utilities	
Power	22 kV, 8 MW
Gas	Yes
Water	DN 86, DN 125
Sewage	Yes, waste water treatment plant in the area

Technical conditions
Dimensions of the hall: 224 x 121 m
Hall M1 – TN-BF-0091 is not reconstructed, it can be reconstructed by the owner of the whole area, according to wish of potential client – pls. see the pictures of similar real-estates after reconstruction
Only for rent

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4. Banovce nad Bebravou

Brownfield

Trencin region TN-BF-0091

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Hall before reconstruction:



similar real-estates in the area
of the owner after reconstruction:



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