

**WE OFFER TO SELL
DUNAJSKA STREDA INDUSTRIAL PARK
WITH 45.100 M2 LAND INCLUDING 20.583 M2
OF INDUSTRIAL HALLS AND WAREHOUSES
NEARBY SLOVAK CAPITAL BRATISLAVA
IN DUNAJSKA STREDA DISTRICT,
NEXT TO CEE RAIL-SEA CARGO HUB METRANS**

LOCATION:

*36 min. from Bratislava on highway R7
1 h. 12 min. from Vienna on highway A6, A4
1 h. 45 min. from Budapest on highway M1
3 h. 55 min from Prague on highway D1, R7
7h. 15 min from Chop Railway Terminal in Ukraine*

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20.583m² of production halls in total

- The production halls, warehouses and offices are on place with a total size of 45 100 m².



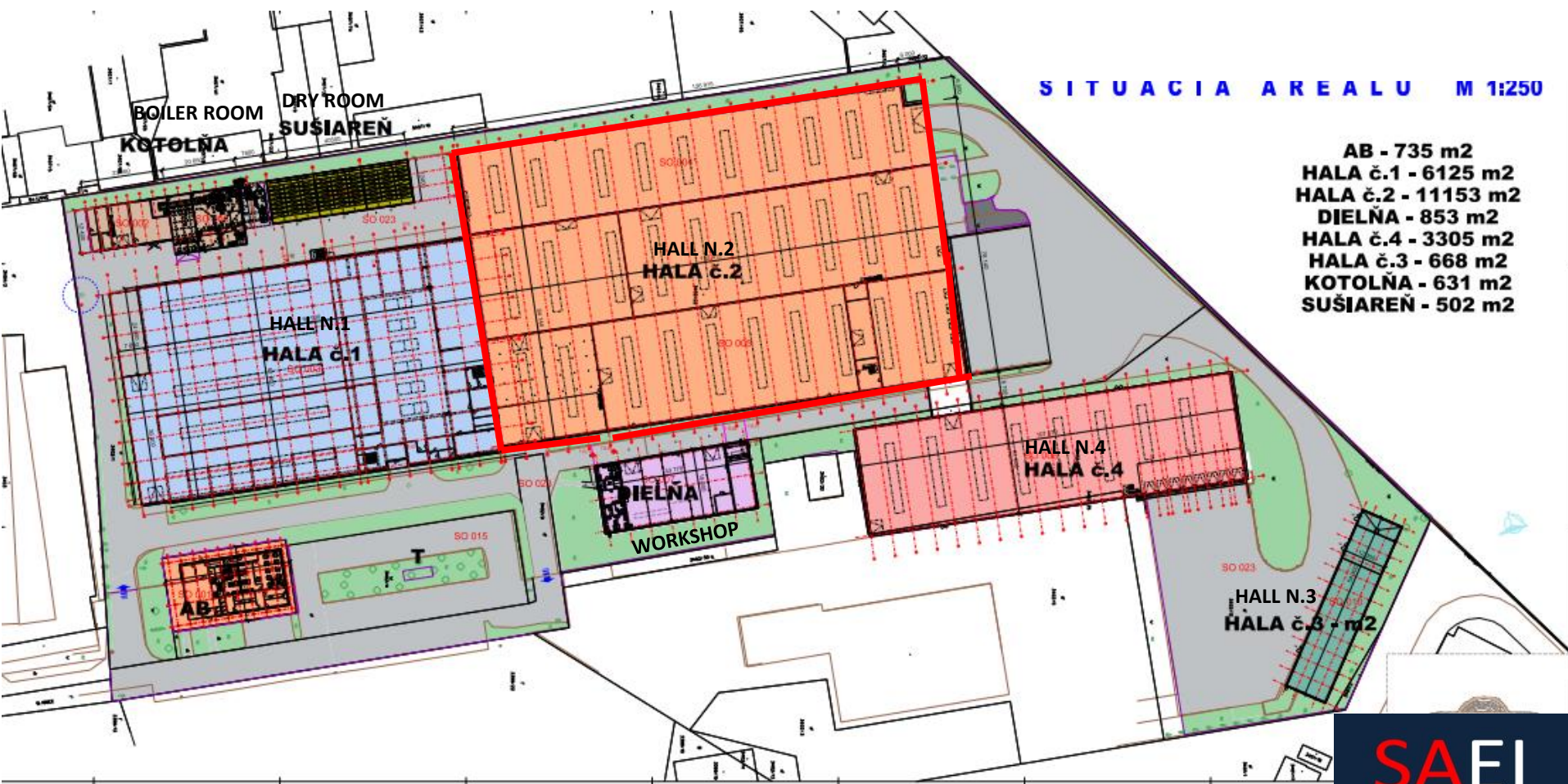
The halls, land, roads and paths are located directly in Industrial Park



Halls	17.470m2
Landaround	12.402m2
Hall	491m2
Office	735m2
Parking	1986m2
Hall	853m2
Pathland	154m2
Hall	3157m2
Store land	6374m2
Road	1478m2
Total	45.100m2

Layout of production halls

Clear heights in buildings are up to = 7,25m



The site has possibility for expansion



**Administrative building with two floors,
each 735m² = 1470m² in total (currently fully rented)**



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Covered outdoor warehouse



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Warehouses



Warehouses



Technological equipment

- Boiler room with boiler



- Drying chambers – 3 pcs – each chamber cca 140 m3 timbers
- Conversion or long term rent for special wood manufacturers is possible



- **ALKO – suction system technology**



- Expedition doors a docks are available



Production lines dismantled in May 2026



Production lines dismantled in May 2026



Production lines dismantled in May 2026



Production lines dismantled in May 2026



Production lines dismantled in May 2026



The site is close to international rail-sea terminal operated by Metrans Inc.

Terminal area:

280,000 m²

Storage area:

250,000 m²

Track length:

5x 650 m, 4x 550 m

9 trains at the same time

Available vehicles:

186 trucks

(long-term subcontractors)

Handling equipment:

4 gantry bridge cranes,

7 wheel loaders with a capacity of 45 tons,

8 wheel loaders with a load capacity of 12 tons,

3 wheel loaders with a capacity of 8 tons,

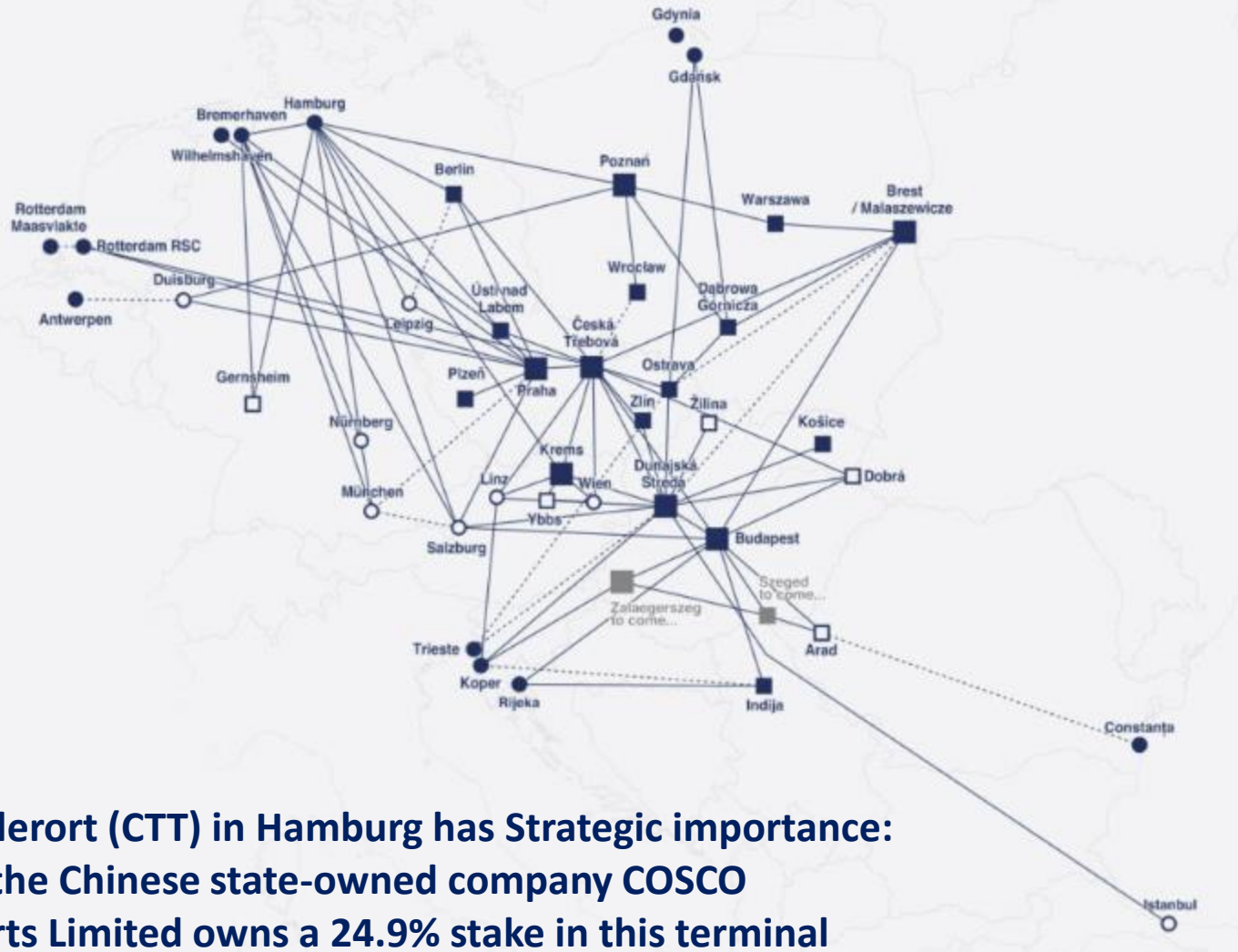
2 forklift trucks with a capacity of 16 tons and 8 tons



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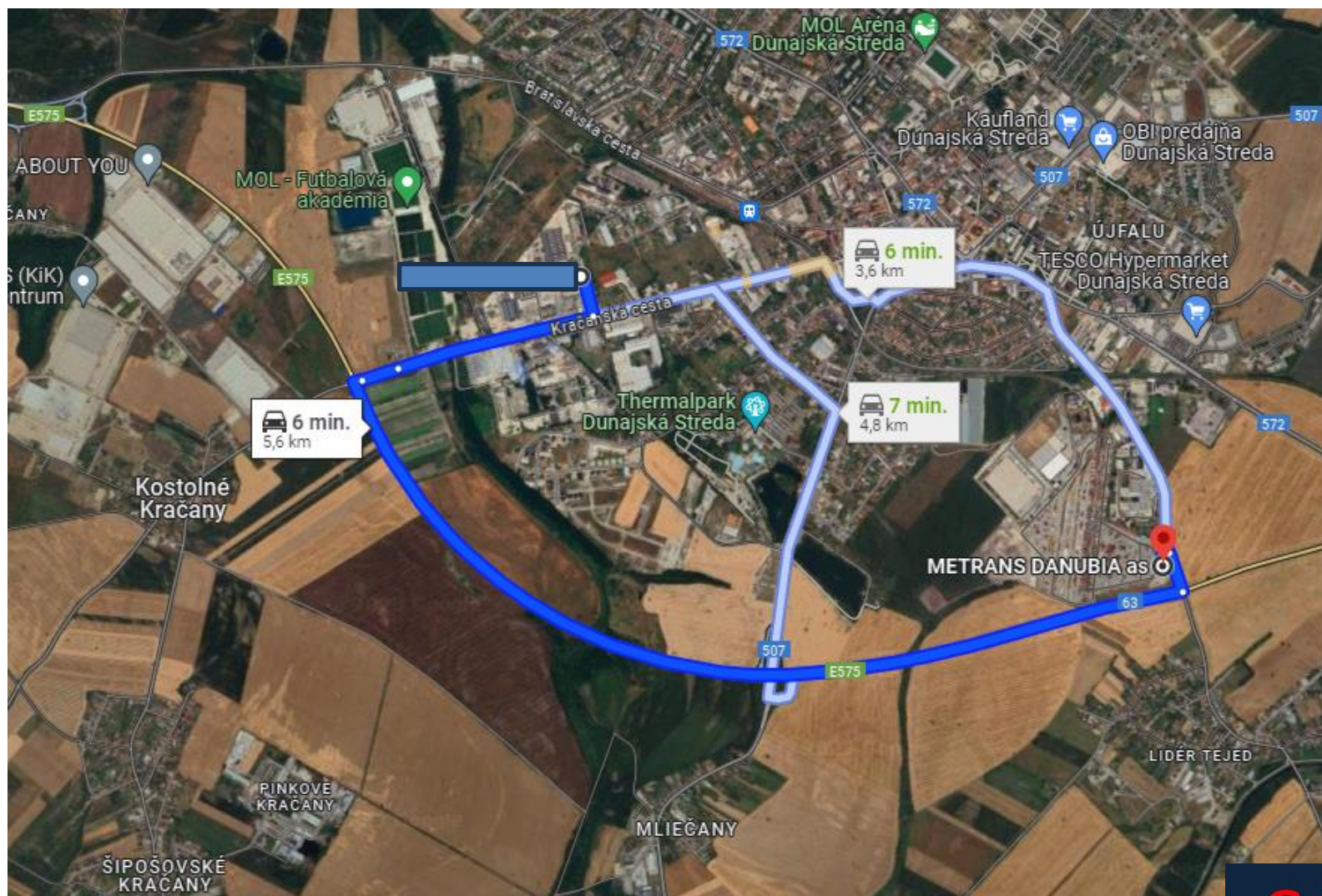
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Logistics network of Metrans in Europe and connection to China through Hamburg, Trieste, Koper Istanbul or Rotterdam,



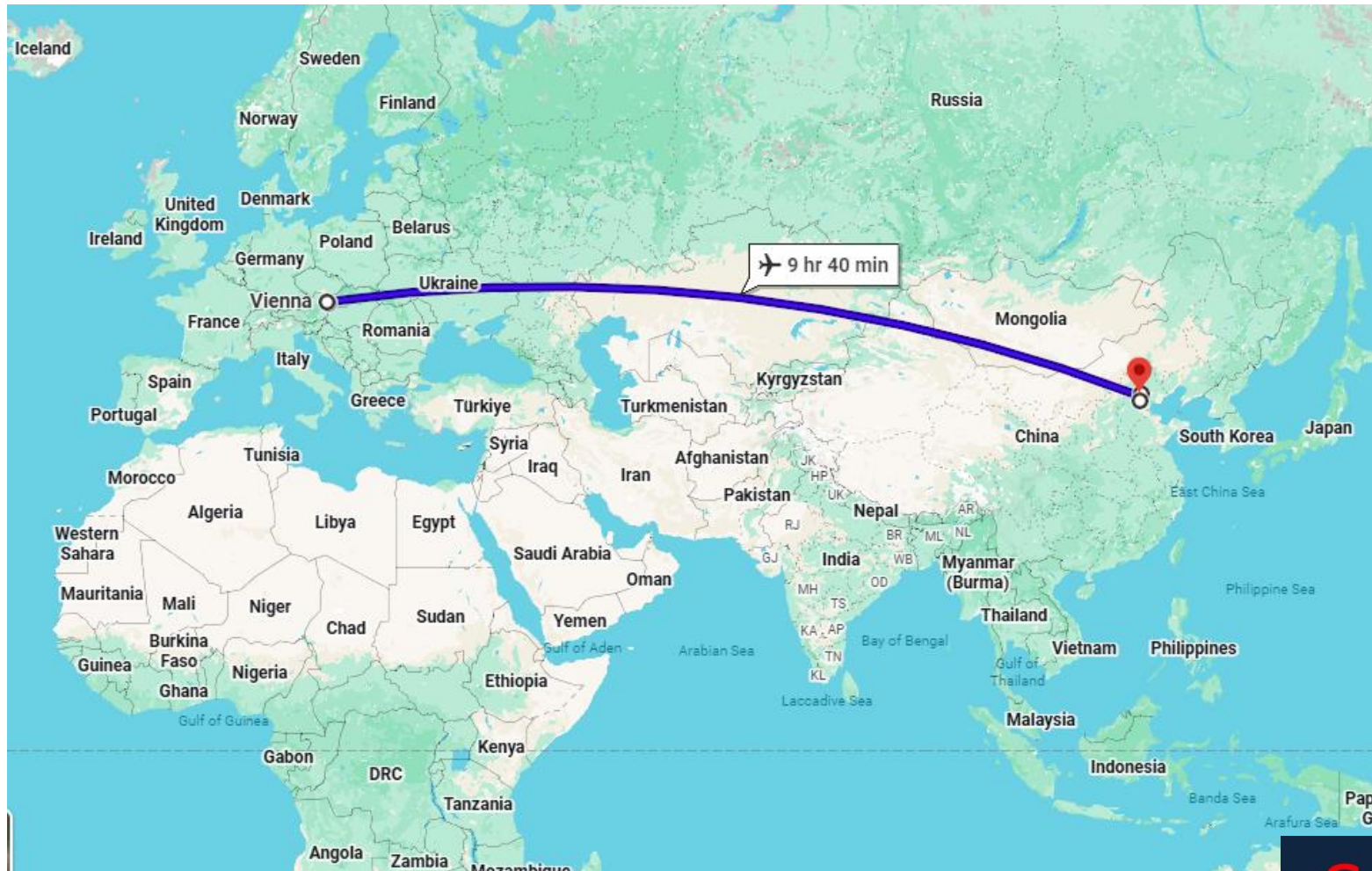
Terminal Tollerort (CTT) in Hamburg has Strategic importance:
As of 2023, the Chinese state-owned company COSCO
Shipping Ports Limited owns a 24.9% stake in this terminal

The site is only 6 minutes from the Logistics Hub Metrans connected to Hamburg, Koper, Trieste, Istanbul, Rotterdam



THE SITE HAS A CENTRAL EUROPEAN LOCATION

Direct flights from Beijing (PEK) to Vienna (VIE) are available via Air China, while flights to Bratislava (BTS) or Budapest (BUD) require connections.



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