



Logis One

by IAD Investments

Industrial & Logistics Strategic Hubs in CEE

The image is a digital composition with a monochromatic blue color palette. In the background, a modern industrial building with large glass windows is visible, some of which are illuminated from within. The building is partially obscured by several trees. The foreground and midground are filled with numerous light trails of varying lengths and directions, creating a sense of motion and energy. In the upper right corner, there is a large, white, curved shape that resembles a stylized letter 'C' or a partial circle. The overall aesthetic is clean, high-tech, and futuristic.

Industrial Development

ABOUT

Logis One represents a new generation of industrial and logistics parks of the most advanced technological standards in Central and South-eastern Europe. We offer “all-in-one” solutions – from a strategic location, smart infrastructure and energy-efficient buildings to complete property management.



A STRONG BACKGROUND

● Logis One is the name of the industrial portfolio managed by IAD Investments. Under a Development Management Agreement (DMA), the entire Logis One project is overseen by Sibareal, a.s., which covers all stages, from development and general construction (GC) to park management.

● Sibareal, a.s., is an experienced developer and implementer responsible for the construction and management of Logis One projects. Its portfolio of activities includes the preparation, implementation and sale of building plots, residential buildings and multifunctional objects and the operation of accommodation and leisure facilities.



IAD Investments, správ. spol., a.s., is the oldest asset management company in Slovakia, having operated on the Slovak capital market since 1991. As part of its European operations, it manages assets worth more than EUR 2.63 billion, mainly in Slovakia, the Czech Republic, Hungary, Poland and Croatia. It currently manages 17 mutual funds and also offers its investors individual asset management and savings programmes. IAD Investments is part of the major investment group Pro Partners Holding, a.s., which operates primarily in the private equity, real estate and finance sectors of Central and Eastern Europe. You can find out more about the company and its products at www.iad.sk and www.prf.sk

Together, we guarantee a professional approach, financing and implementation based on the highest international standards.

PRIME LOCATION

- Central location in the heart of Europe
- Direct access to the main European Corridors (R4, R2, D1, E65, E71 and Baltic - Adriatic Corridor)
- Proximity to the markets of Poland, Hungary, Austria and the Czech Republic
- A rapidly growing industrial sector
- A strong tradition in automotive, IT and logistics



OUR BENEFITS

● Strategic connection

of the parks to motorways, railways, airports and ports

● Flexible spaces

for logistics, production and e-commerce

● Smart and sustainable solutions

with BREEAM Outstanding certification

● Available qualified labour force

thanks to the proximity of universities and economic centres

OUR PARKS

1



Logis One Park **BRATISLAVA**

Modern logistics area near the D1 motorway, 3 km from Bratislava, with 96,717 m² of leasable area and excellent connections to EU markets.

2



Logis One Park **KOŠICE**

Strategic park near VOLVO Cars with a leasable area of 377,712 m², connections to the R2/R4 expressways, railway and airport, ideal for logistics and production.

3



Logis One Park **ZAGREB**

An established logistics location near Zagreb with 40,000 m² for rent, excellent connections to the Adriatic sea and an ideal location for growth in South-eastern Europe.

Logis One Park

BRATISLAVA

Slovakia



LAND SIZE:

254,000 m²

LEASABLE AREA:

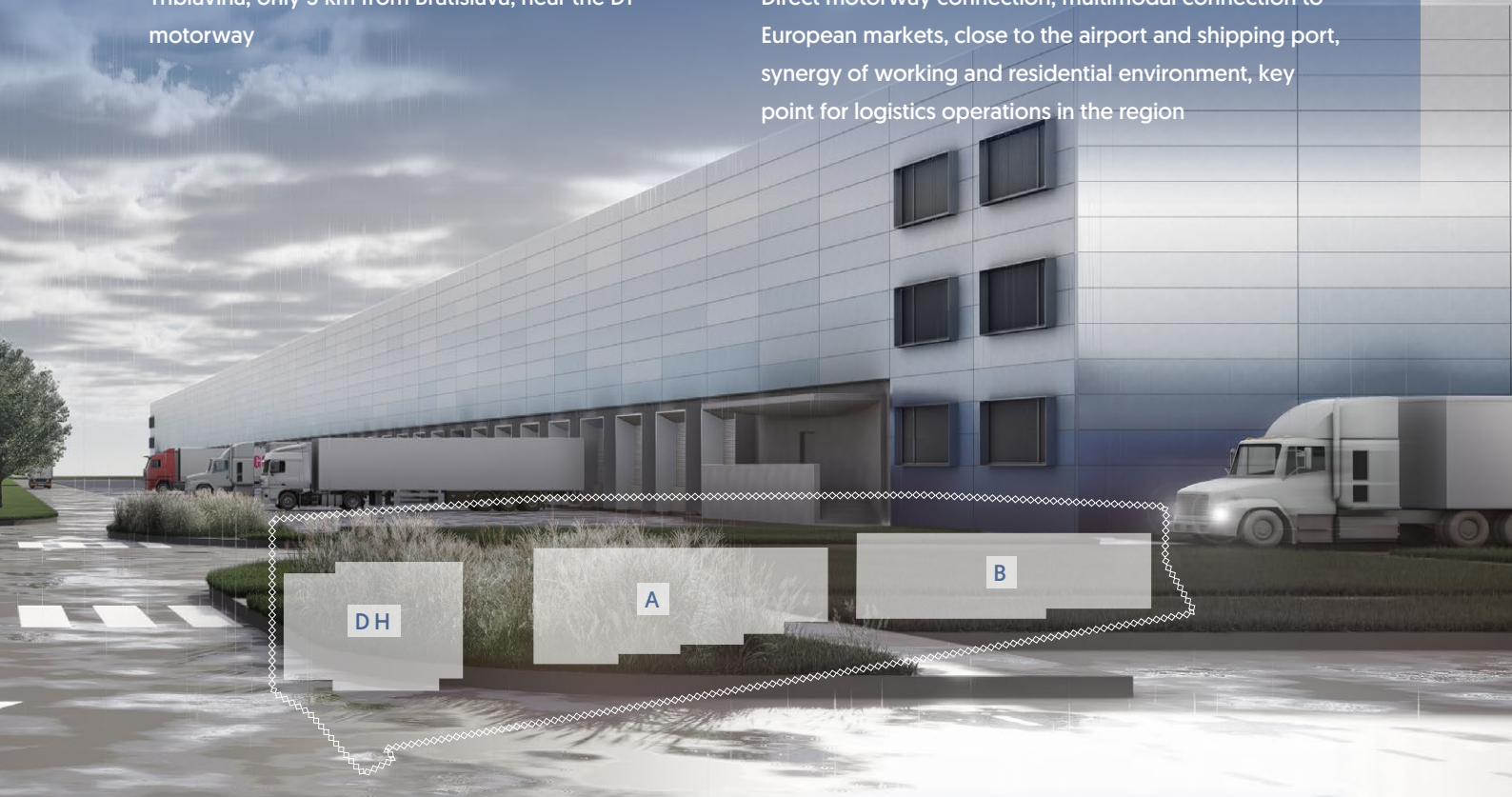
96,717 m²

LOCATION

Triblavina, only 3 km from Bratislava, near the D1 motorway

ADVANTAGES

Direct motorway connection, multimodal connection to European markets, close to the airport and shipping port, synergy of working and residential environment, key point for logistics operations in the region



HALL DH AREA:	HALL A AREA:	HALL B AREA:
27,793 m²	37,924 m²	31,000 m²

Logis One Park

KOŠICE

Slovakia



DESIGNED FOR



- Warehouse, logistics, production
- automotive suppliers, inner-city logistics, international trade
- office spaces, complemented by extensive handling areas and parking areas

LAND SIZE:

792,205 m²

TOTAL GLA:

377,712 m²

LOCATION

Valaliky, 10 km from the centre of Košice, 12 km from the airport, in the immediate vicinity of VOLVO Cars Košice.

ADVANTAGES

Immediate proximity to VOLVO Cars Košice, direct connection to the R2/R4 expressways and the Haniska railway terminal, newly built passenger transport terminal Valaliky centrum, new railway line with connection to Budapest, close to universities, strong labour base (Košice Prešov)

BUILDING PERMIT ISSUED:

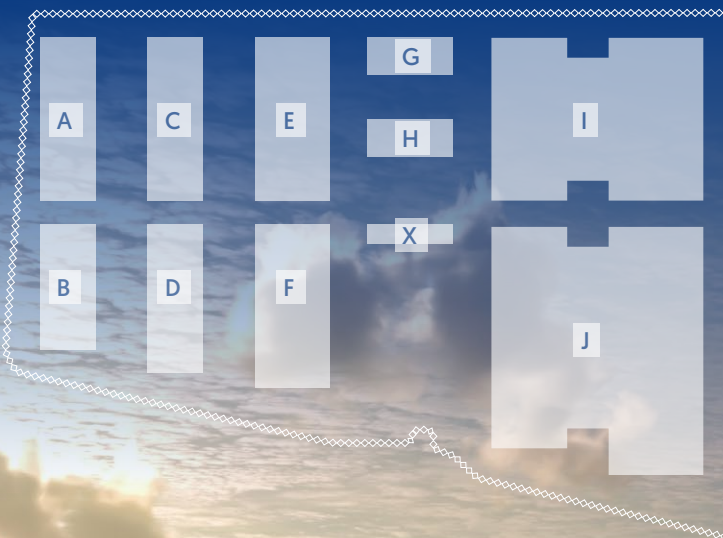
09/2025

START OF CONSTRUCTION:

09/2025

Logis One Park

KOŠICE



I. PHASE DEVELOPMENT:

232,720 m²

EARLY ACCESS/DELIVERY:

Q2 – Q3/2026

OCCUPANCY PERMIT &
START OF OPERATION:

Q3 – Q4/2026

STANDARD

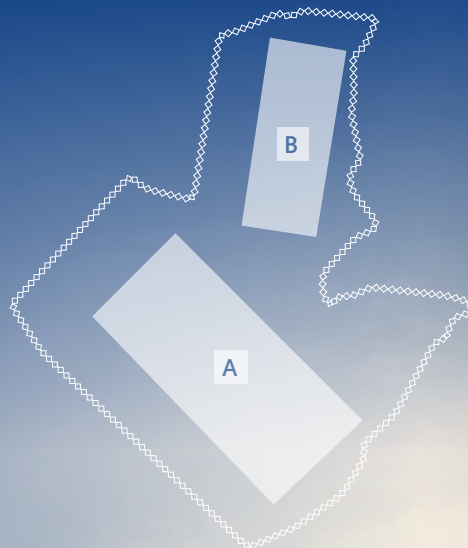
- Minimum unit size 1,500 m²
- 5 t/m² floor
- 10,5 and 12,0 m clear height
- Fossil fuel free heating
- 100 % LED
- SMART metering
- Sprinklers
- 170 mm mineral wool facade sandwich panels
- 260 mm mineral wool roof insulation
- Photovoltaic ready roofs
- Dock levellers with 6 ton dynamic loading capacity
- Dock gates 2,7 x 3,2 m



Logis One Park

ZAGREB

Croatia



LAND SIZE:

97,000 m²

AREA FOR RENT:

39,130 m²

HALL A AREA:

26,830 m²

HALL B AREA:

12,300 m²

LOCATION

near Zagreb, inside the capital's motorway ring, A4 motorway (connection to the E65/E71)

ADVANTAGES

Direct motorway connection, availability of workforce, growing demand for logistics in South-eastern Europe, new opportunities for established international companies and emerging companies seeking an ideal location for growth and expansion into new markets.



BUILDING PERMIT ISSUED:

12/2024

START OF CONSTRUCTION:

7/2025

EARLY ACCES/DELIVERY:

Q4/2026

OCCUPANCY PERMIT:

Q4/2026



SUSTAINABILITY

- 100 % of energy from renewable sources
- Solar panels, battery storage, heat pumps
- Certification: BREEAM Outstanding, EPC class A
- Smart HVAC and LED systems
- Ecological materials, circular principles, biodiversity
- Resilience to climate change and extreme scenarios

LOGIS ONE CONTACT INFORMATION



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