



INDUSTRIAL PARK FOR SALE IN THE CENTRAL EASTERN EUROPE

WITH A MINIMUM OF 10% ROI

Invitation for Investment Opportunity: Dunajska Streda Industrial Park, Slovakia

Dear Investors into Industrial Real Estates,

we are pleased to present an exclusive opportunity for your esteemed fund or company to acquire and invest in the Dunajska Streda Industrial Park, located in Slovakia, Central Eastern Europe. This strategically situated industrial asset is currently owned by a Slovak company and offers significant potential for growth and stable income generation.

Location & Strategic Advantages

The industrial park benefits from a prime location within the “golden triangle” region of CEE, connecting Budapest, Bratislava, and Vienna. It is conveniently positioned near the International Container Transfer Station METRANS and the highway H7, facilitating logistics and distribution. The area’s proximity to Bratislava’s capital further enhances its attractiveness for tenants and expansion possibilities.

Operational Highlights & Leasing Status

The property is actively leased to a diverse tenant base, including packaging warehouses, internet stores, manufacturers of semi-finished insulation products, folding container houses, and warehouse operators. We have been successful in leasing out parts of the facility, with long-term lease agreements of three years or more, ensuring a steady income stream.

Currently, the annual rental income is secured at €966,514 starting from July 1, 2026, with plans to increase this to €1,346,616 per year as remaining spaces are leased. Detailed information on the leasing status can be provided upon request.

Financial Overview

Current Annual Income (from 1.7.2026): €966,514

Projected Income (after full occupancy): €1,346,616

Pricing & Negotiability

The asking price for the transfer of the industrial park, including tenants, is negotiable. We are open to discussions that align with the investment objectives of your fund.



Cost Structure & Infrastructure

Fixed annual costs include property tax (€92,000), insurance (€25,000), security and management (€80,000), and water/sewage (€7,500).

The park boasts modern infrastructure, including:

A new 2x1000 KW transformer station (owned by Slovenska Energetika)

A dedicated substation and own well with hydrant connection

On-site sewage and drinking water systems

Low-pressure gas connection

A biomass heating system (2,500 kW, with 1,500 kW free capacity) and the option for connection to neighboring companies

Backup power sources, including a 50 KW generator for the complex and 5 KW for the management building

Parking facilities for approximately 250 cars

Potential railway siding connection from the rear of the property

Additionally, there is an opportunity to acquire neighboring land and an open area of 20,000 m² in front of the management building for future expansion.

We believe this asset offers a compelling combination of location, infrastructure, and income stability, making it an ideal addition to a diversified investment portfolio.

We would be grateful to initiate initial negotiations and explore this opportunity further with your fund or company. We can upon your request send you the detailed documentation (DSIP – SLOVAKIA – RENTAL STATUS) for your review.

Thank you for your attention and consideration. We look forward to your response.

Best regards,

Dr. Juraj Hasko

Representative of the Owner

Executive Chairman of the Slovak Association of Exporters and Importers SAEI