

# Production premises, Priemyselný Park, Sale, Košice-okolie, Slovakia

Výrobné priestory Kechnec, Priemyselný Park



**650.000,- €**  
vrátane provízie, +DPH

**Vladimír Sabol**  
Senior realitný obchodník / manažér

**0940708291**  
info@profirealitysabol.sk

## Podrobné informácie

<b>Celková rozloha</b>	9500m <sup>2</sup>
<b>Podlahová/úžitk. plocha</b>	2060m <sup>2</sup>
<b>Počet poschodí</b>	2
<b>Typ</b>	predaj
<b>Vlastníctvo</b>	firemné
<b>Status</b>	aktívne
<b>Prístupová cesta</b>	asfaltová cesta

## Popis nehnuteľnosti

The real estate company **PROFI REALITY SABOL EXCLUSIVELY offers FOR SALE a combined industrial building with a total usable area of 2060 m2 on a land area of 9500 m2 in the industrial park KECHNEC**, district Košice - Surroundings.

Cooperation with RK welcome.

### LOCATION:

The property is situated in a well-logistic industrial park KECHNEC **right next to the speedway R4** / Excerpt from tech. avg. Park Kechnec - IP is directly connected to R4, D1 - 29 km, **Connection to the European motorway network through Hungary (motorway M30)** is approximately 2 km from the border of the park, the road R4 passing by the Kechnec zone is part of the North-South international transport corridor Baltic - Poland - Slovakia - Hungary - Balkans. Complete information can be found on the website of the Ministry of Economy at this link: [priemyselneparkyslovenska.sk/sk/156/kechnec/priemyselna-zona/170/priemyselny-park-kechnec](http://priemyselneparkyslovenska.sk/sk/156/kechnec/priemyselna-zona/170/priemyselny-park-kechnec)

### PLOT:

Rectangular shape with dimensions of 151 x 63 m (9500 m2), flat, fully fenced with 2 entrance sliding gates and gatehouse, paved road inner-area circuit, access from municipal asphalt road (also trucks) - see photo.

### PROPERTY:

The property consists of a building made of aerated concrete blocks, built and approved in 2004, divided into two expansion and operating units: a packing room with a social-administrative part and a production part and a concrete expedition area with a ramp for a forklift. It is a building with a technologically comprehensive production program currently focused on the food industry with the possibility of modification for various purposes.

• **PACKING AREA WITH SOCIAL-ADMINISTRATIVE PART** - on the first floor there are individual spaces such as entrance with electronic identification of employees, offices, changing rooms with sanitary facilities separately for men and women, boiler room with DHW preparation, space for packing and shipping products, dry storage premises, built-in cold storage of packaged products, operation for cleaning vegetables and staircase on the 2nd floor. On the second floor there are offices, bathroom, kitchen and terrace

• **MANUFACTURING PART** - is arranged in two separate levels. In the lower part there are installed polyethylene barrels on the sides for storing the cut cabbage for the fermentation process and in the upper part in the center of the building room for manipulation. The raw material input is via an open handling ramp at the rear of the building and the output to the packaging plant is via a direct operational link.

• **SHIPPING RAMP** - 13 x 17 m (210 m2) with access ramp for a forklift / 3 service ramps from each side of the building.

The building is equipped with municipal water distribution, water distribution from its own well, sewerage, electrical installation 380V, distribution of natural gas, compressed air, air conditioning, camera system, attendance control system, internal security system, central heating for natural gas by steel radiators boilers directly in the packaging operation and in the boiler house with central DHW preparation. Tread layers of the chemical-resistant packaging, corridors, soc. background and staircase of common ceramic tiles. Wall surface treated with washable shingle surface. cladding. Office space with wall and ceiling surfaces lime stucco with hygienic painting.

In the rear part of the plot there are **2 x cold storage** of raw materials (170 m2 each) and on the side of the building a **storage and pallet storage**.

MORE PHOTO ON REQUEST

### CONDITION of REAL ESTATE:

The current technical condition of buildings is good without the need to carry out reconstruction work on elements of long or short life.

**PRICE: 650.000, - € + VAT.** Owner: legal person, VAT payer. Financing possible with own resources or loan.

ID: SV49PRSKOPEX