

INDUSTRIAL CONSTRUCTION LAND INDUSTRY/WAREHOUSE DOBRLJIN

30x90m / 2'700 m² / Height 6.0 m / 17'000 m² Building land
Dobrljin, Bosnia and Herzegovina



THE SELLER

The family business was founded in 1996 and is active in the production, import, and trade of agricultural animal feed products. The increase in demand for products or feed concentrates has led to the expansion of the company and in 2010 the company will open its own animal feed factory in Dobrljin. The plant is modernly equipped and has a capacity of approx. 10.000 T / year. The standards of HACCP and ISO9001: 2008 have been introduced. The head office is located in Rakani (B&H).

INDUSTRIAL BUILDING LAND AND MULTI-PURPOSE HALL

As a result of the company's expansion, it was decided to build a multipurpose hall in 2019. The property is located on its building land in the fully developed industrial zone and is currently under construction. The construction work is expected to be completed by the end of October 2020, and expansion requests can be considered in consultation with the seller.

KEY FIGURES

Building land, industrial zone	17'000 m ²
Production or storage hall	30x90 m
Net floor space	2'700 m ²
Height	6.0m



DISTANCES

Zagreb	135 km
Banja Luka	89 km
Border to Slovenia approx.	140 km
Border to Austria approx.	246 km
Border to Hungary approx.	220 km



CONTACT

Comp-Astor LTD

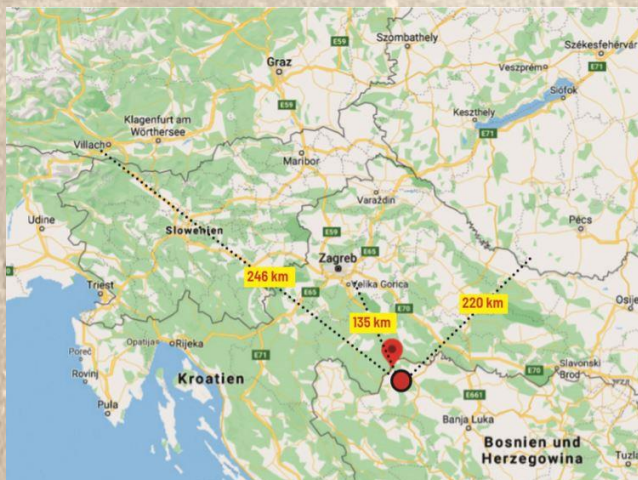
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POSITION

The Municipality of DOBRLJIN is situated on the south-eastern border of the European Union with the Republic of Croatia (EU). It is very well connected to the CEFTA region in terms of transport (road and railway network). This favorable geographical location offers duty-free access to the European market. It is located near the Croatian border with a railway crossing for international transport of passengers, vehicles, and goods. It is very well connected with the rest of Bosnia and Herzegovina and the northern part of the Republic of Croatia (EU) as well as central Dalmatia and the ports on the Adriatic Sea.

The nearest international airports are located in Banja Luka (travel time: 1 hour), Zagreb (travel time: 2.5 hours), Split (travel time: 5 hours), Sarajevo (travel time: 5 hours), Belgrade (travel time: 4 hours).