



INDUSTRIAL BUILDING, WAREHOUSE, PRODUCTION AND SHOWROOM BTS VISOKO

Name of the business building	Industrial building- warehouse, production or showroom in Visoko
Location/Municipality	City of Visoko The property is located in Ozrakovici, Visoko. The location is ten minutes (about 2 km) away from the highway, to which the city bypass leads. The property is located on the road to Ilijas/Sarajevo for transportation purposes and without using the highway.
Ownership	Private 100%
Purpose of the business building (Regulatory Plan)	A multipurpose (production, storage, business or showroom) facility for rent, a two-story hall with a total area of 780 m ² in Visoko. The property was renovated in previous years, when new external and internal PVC carpentry was installed, on the ground floor a new ferro-concrete floor and a rolling cargo door for practical entry and exit of goods. New air conditioners have been installed on the first floor. Vertical transport of goods is carried out by means of a freight elevator with a capacity of 1000 kg with accessible loading and unloading levelling. The floors are also connected by a staff staircase for more efficient use of space and safety needs. Both floors are open-concept with the possibility of optimizing production processes. There are two toilets on the ground floor, while it is possible to form the administrative part of the operations in the side area. Heating is on solid fuels from our own boiler room. There are enough parking spaces for workers and vehicles within the facility, while for increased needs it is possible to rent larger parking lots and manipulative capacities. Physical security around the complex. The complex also contains a gas station with the most favourable fuel price for trucks. If necessary, it is possible to rent an additional 1 100 m ² of space - a ground floor production hall with 6 offices in the gallery. Also, additional



	<p>offices can be rented in the main administrative building of the complex. Electricity needs are contracted in accordance with the needs of production processes.</p> <p>Equipment: PVC external and internal carpentry. Ferro concrete on the floors. Two toilets. Freight elevator with a capacity of 1000 kg. The first floor is air-conditioned. Central heating from our own solid fuel boiler room. Private parking. Transformer station with sufficient capacity to supply electricity according to needs.</p>	
Surface (m²)	780 m ² on two floors	
Land surface (m²)	16 000 m ²	
Infrastructure	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	Yes
	Phone & Internet	Yes
	Sewage	Yes
Selling	No	
Leasing	Yes, Price not fixed (5,5 BAM per m ²).	
Supporting information available	For additional information about this business building, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.	