

WAREHOUSE BUILDING "44"

Technical detailsCOM



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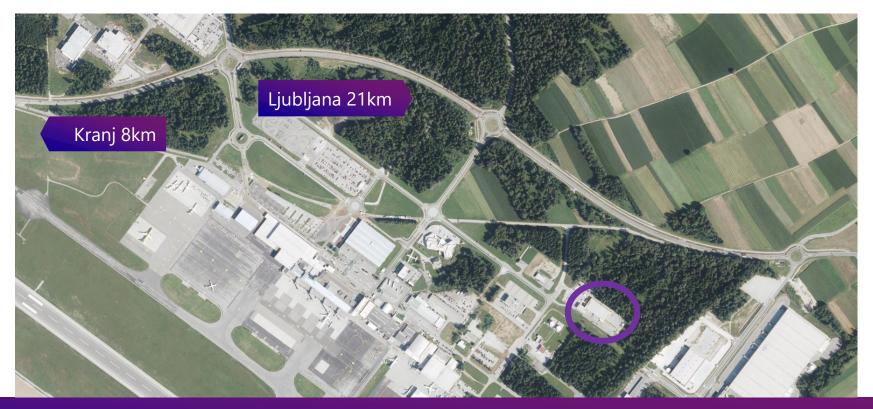
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GENERAL INFORMATION



Welcome to the future home of your business at Ljubljana Airport! This warehouse facility, formerly utilized by DHL, is ready for your occupancy from August 2025.

PLOT DATA



Cadastral municipality code: 2117

Cadastral municipality name: Zgornji Brnik

Plots: 977/16, 980/16, 981/14

Address details:

Municipality: Cerklje na Gorenjskem

Address: Zgornji Brnik 130 U

PLOT DATA



Plot size: 10.845sqm

Floor plan office part: 365,50 sqm (2 floors)

Warehouse floor plan: 1.974 sqm

Total area of the building: 2.705 sqm

Floor dimensions warehouse: 61,4m x

30,4m

Floor dimensions delivery tunnel: 36m x 4m

Year of construction: 2007

Car parking spaces: 81 Trucks parking spaces: 7

STRUCTURAL INFORMATION



WAREHOUSE:

Construction: Skeletal steel

Roof structure warehouse: steel beams with

a span of 30m

Single-pitched roof with a slope of 1%

Facade: TRIMO FTV 120

OFFICE PART:

Construction: frame construction

Roof structure warehose: steel beams with a

span of 30m

Single-pitched roof with a slope of 1%

Facade: combination ALU and glass



EXTERIOR INFORMATION





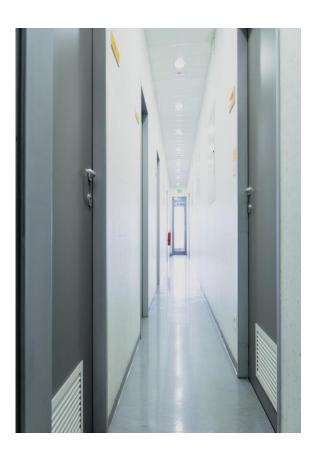
Asphalted surface on the entire plot.

Entire plot is fenced with a prefabricate 2,5m high aluminum fence. Side entrance with 4m wide sliding doors.

Main entrance on the north-western edge of the complex with a 7m automatic lifting ramp.

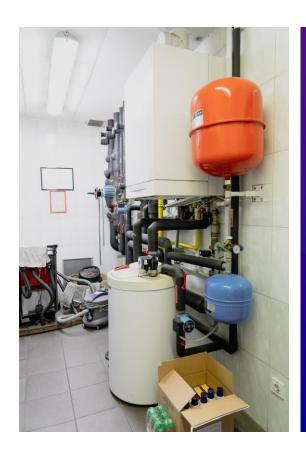
EQUIPMENT DETAILS

WHAT EQUIPMENT REMAINS IS A MATTER OF AGREEMENT BETWEEN THE EXISTING TENANT, LESSOR AND NEW TENANT



- Video surveillance system inside the warehouse and outside
- Alarm system
- Access control
- Electric generator with automatic switchover in the event of power failure
- Fan convectors, independent air conditioning

OTHER TECHNICAL DETAILS



- Water supply DN 200
- Heating & cooling: 5 above-ground gas tanks V=5 M3
- Waste collection at the southeast corner

LEASE TERMS

Lease duration: 5 years or more

> Regular maintenance =

=

Responsibility of the lessee

Security deposit is required

Payment

Terms:

Monthly

The possibility to SUBLET part of the building (TBC) Rental price is indexed each year with the CPI growth index Notarial record is obligatory and the cost of the lessee

Step up in rental price after 10 years

NUSZ = cost of the lessee

The building is rented in its existing condition

infrastructure maintenance = Responsibility of the lessor

Capital/

Warehouse building "44"

THE RENTAL PROCESS

Site inspection

Agreement about equipment

FS submits a nonbinding offer Lessee confirms the offer

FS prepares the lease agreement

Parties sign the lease agreement

Lessee settles the security deposit and arrange insurance

Handover of the leased premises

Notarization

After the agreed date of the period for which the lease agreement was concluded, the lease may be extended by an annex.

WE ARE HERE TO HELP

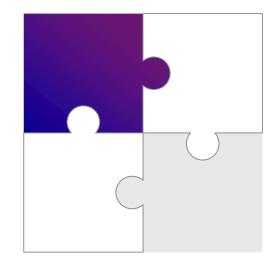
Available premises:

rentals@fraport-slovenija.si

IT solutions:

12

helpdesk@fraport-slovenija.si



Parking:

parking@fraport-slovenija.si

Technical details and maintanence:

Vzdr.helpdesk@fraport-slovenija.si



THANK YOU





Slovenija