



WAREHOUSE BUILDING „44“

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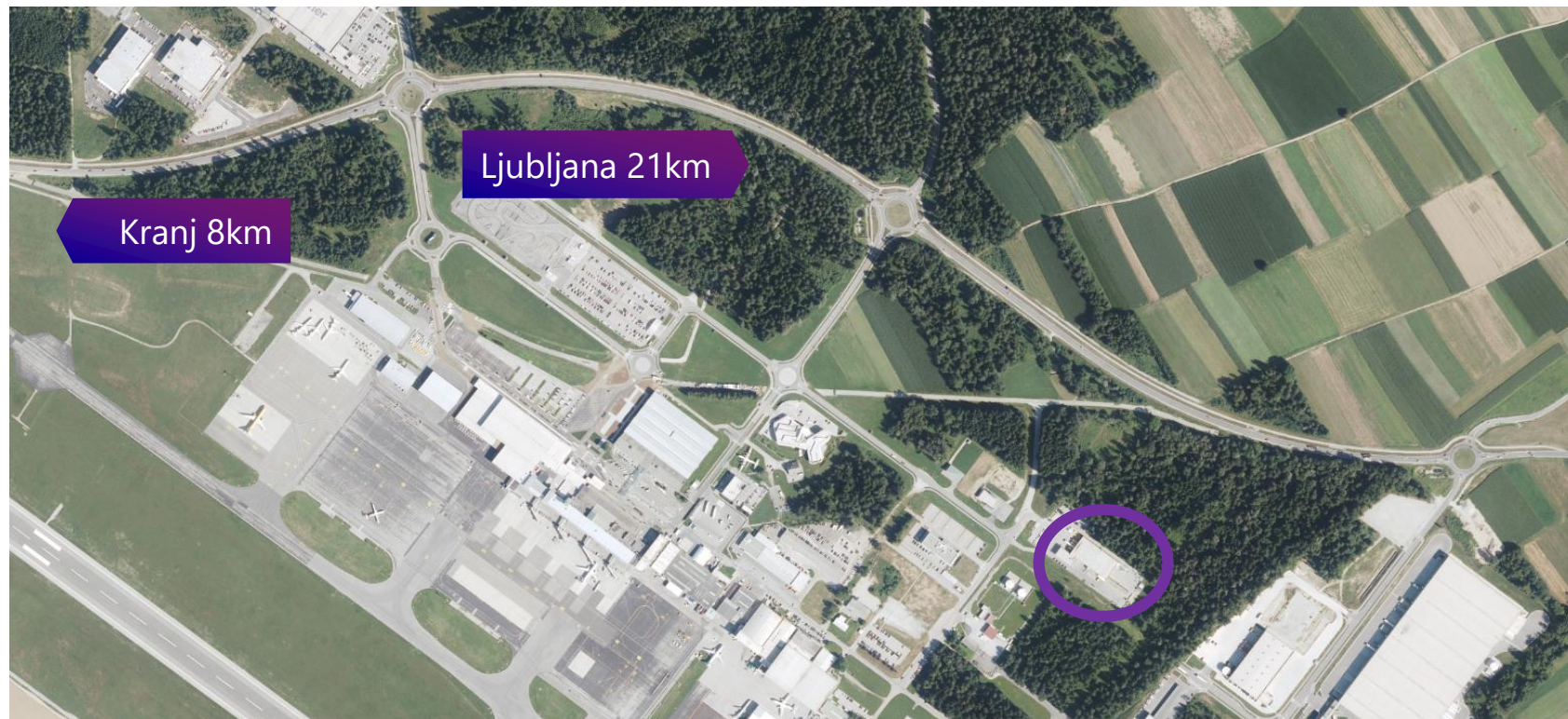
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GENERAL INFORMATION



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 warehouse: 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



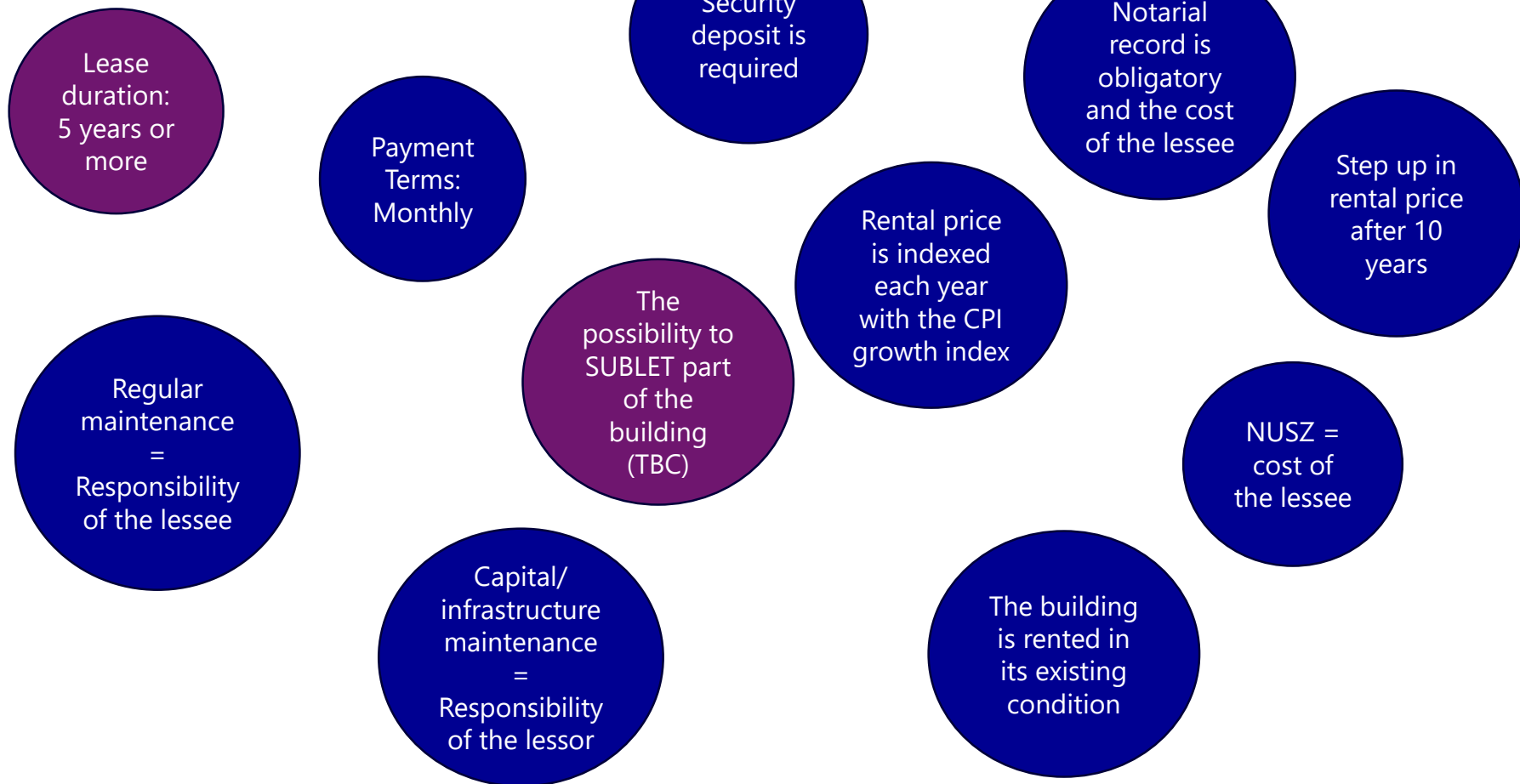
- Video surveillance system inside the warehouse and outside
- Alarm system
- Access control
- Electric generator with automatic switchover in the event of power failure
- Fan convectors, independent air conditioning

OTHER TECHNICAL DETAILS

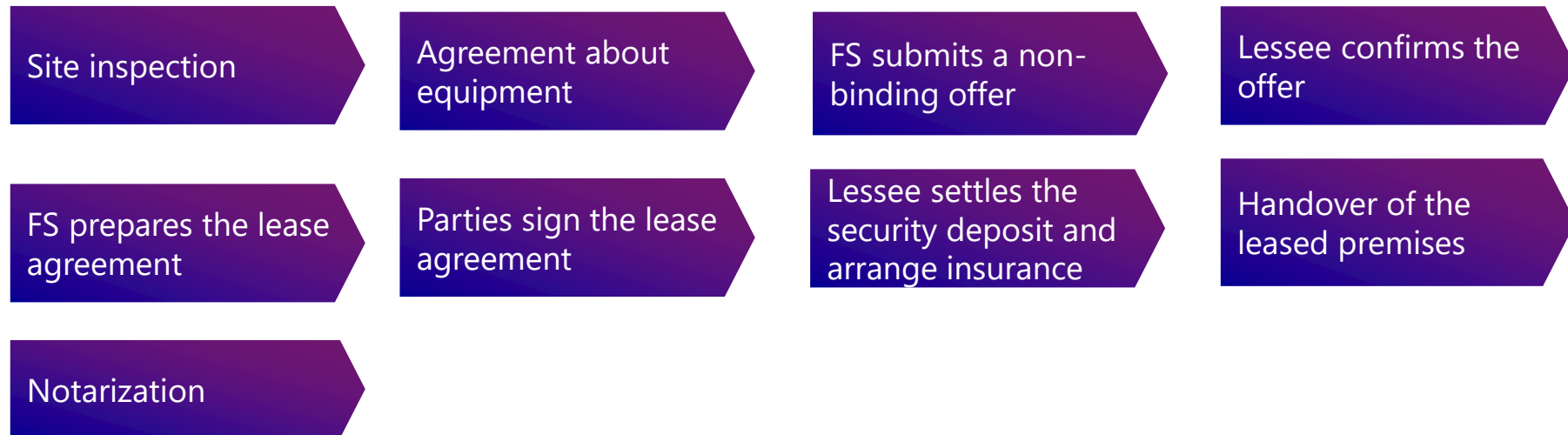


- Water supply DN 200
- Heating & cooling: 5 above-ground gas tanks $V=5 \text{ M}^3$
- Waste collection at the southeast corner

LEASE TERMS



THE RENTAL PROCESS



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

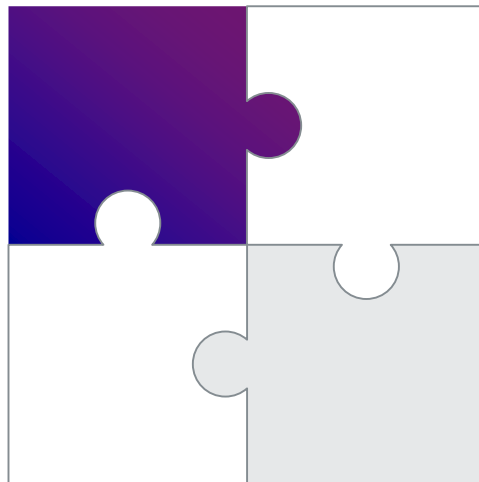
WE ARE HERE TO HELP

Available premises:

rentals@fraport-slovenija.si

IT solutions:

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Parking:

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Technical details and maintenance:

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THANK YOU

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