MARKET OPTION

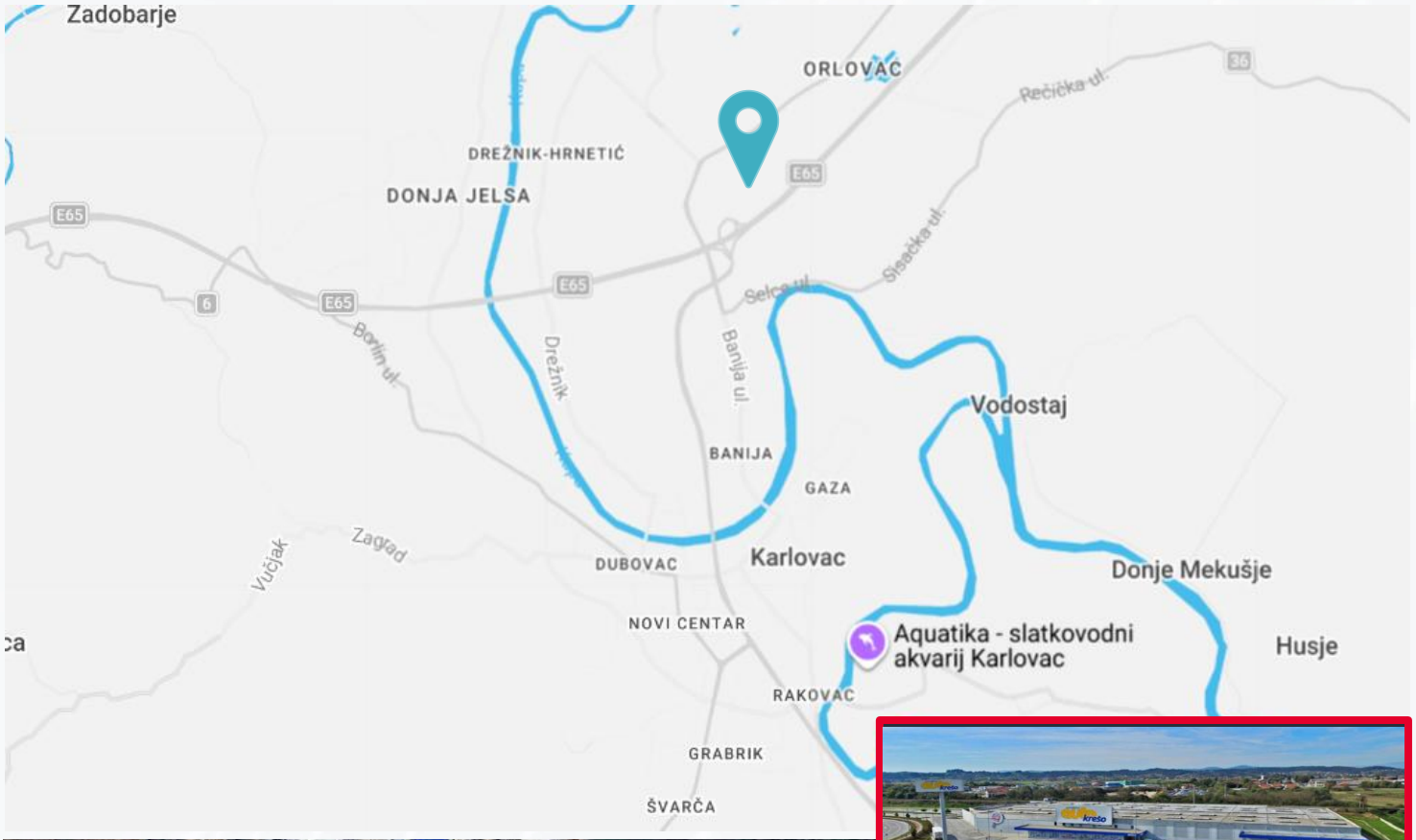
Karlovac



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LOCATION

KARLOVAC AREA MAP





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PROPERTY

KARLOVAC





PROPERTY INFORMATION

LOCATION	Karlovac	**PRICE**	6,5 eur/sqm
ADDRESS	I. Zagrebački odvojak	**AVAILABLE**	16.08.2026.
AREA	9.091 m2	**PARKING**	322
HEIGHT	7. 6 m	**INFRASTRUCTURE**	Water, drainage, electricity, gas

DESCRIPTION

A high-quality commercial property in **Karlovac**, strategically positioned directly alongside the **Zagreb–Split Motorway**, with over 14 million vehicles passing annually. The location offers outstanding visibility, excellent transport connectivity, and superior logistics accessibility.

Key Features

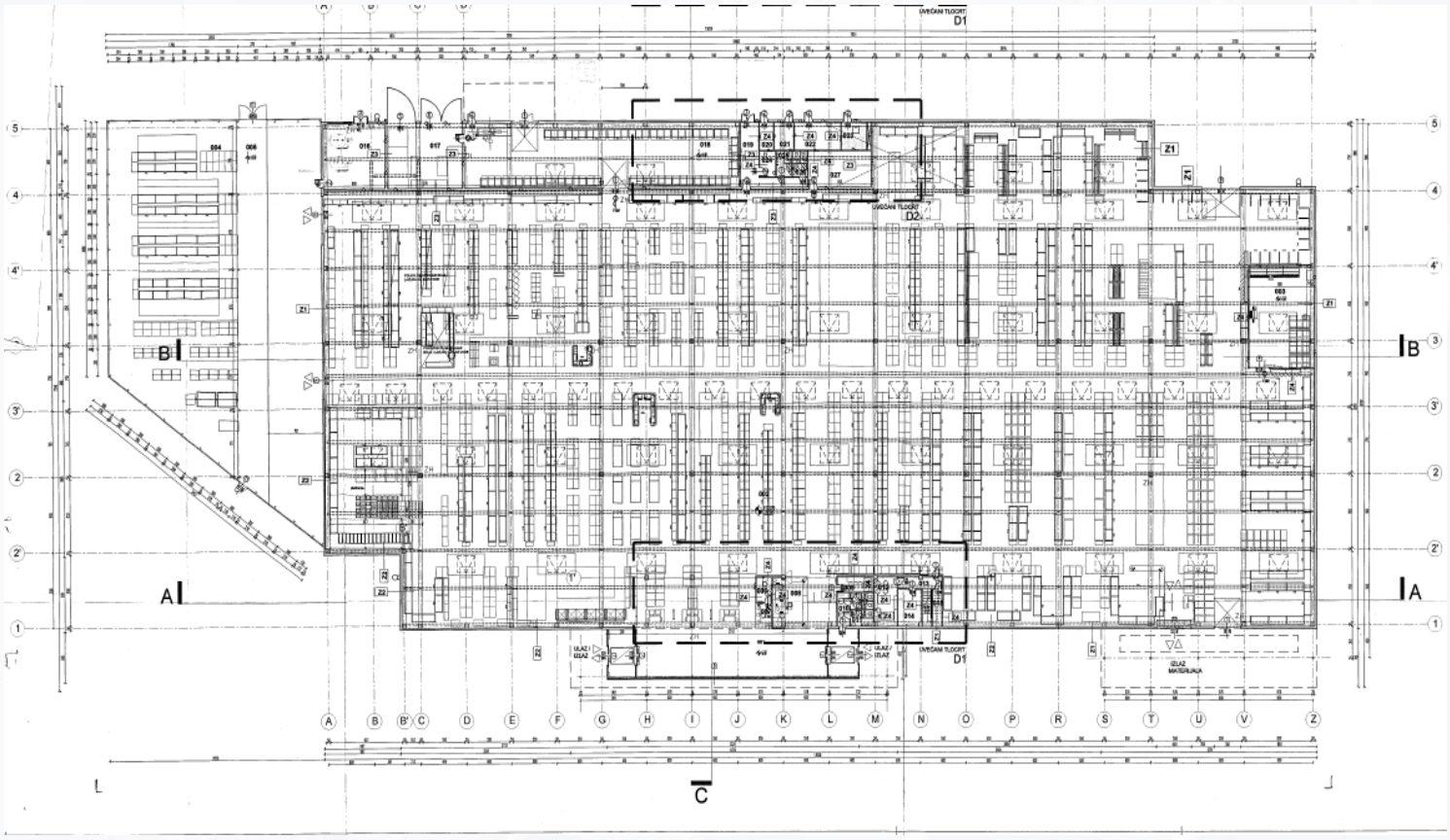
- **9,091 m²** of enclosed commercial space
- **16,876 m²** of yard area
- **322 parking spaces**
- **Loading dock** for truck loading and unloading
- **Clear height:** 7.6 m
- **Heating and cooling system installed**
- **Excellent access** for both freight and passenger vehicles
- **Prepared project** for installation of a solar power plant

The facility is equipped with a **sprinkler fire protection system**, and in case of power outages, a **200-kW backup generator** ensures uninterrupted operations.
Ideal for logistics, warehousing, distribution, or production activities.

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PROPERTY

KARLOVAC







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