MARKET OPTION FOR SALE

HF GROUP Valpovo



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HFG VALPOVO

OSIJEK AREA MAP



15 min / 16 km to
the highway E73

33 min / 41 km to
international airport

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PROPERTY INFORMATION





LOCATION	Valpovo	**PRICE**	On request
ADDRESS	Ul. Bana Josipa Jelačića	**ELECTRICAL CAPACITY**	300 KW
AREA	30 180 m2	**BUILDING**	10 240 m2
HEIGHT	8 m – 25 m	**INFRASTRUCTURE**	Water, drainage, electricity, gas

The property comprises 9,100 m^2 of production halls, 1,080 m^2 of logistics space, and 600 m^2 of office space. The production facility was developed in 2022, while the logistics center was completed in 2023, providing modern infrastructure for industrial, manufacturing, and logistics operations.
The property offers a strong utility infrastructure, including a 400V electrical connection with 300 kW capacity, expandable up to 1,000 kW, natural gas supply with an overall connection capacity of approximately 1 MW, and a 900-kW heating boiler for the production halls, upgradeable with an additional 1,500 kW unit. A separate 450 kW boiler serves the logistics facility.
Additional technical features include an 8-bar compressed air network with a Kaeser compressor (8 m^3/min, expandable up to 30 m^3/min), clean argon and shielding gas distribution systems, and LED lighting providing 300 lux across the entire facility. The floor slab is designed for loads of up to 10 t/m^2, making it suitable for heavy industrial applications.
The property also benefits from a rooftop solar power plant and was fully operational until October 2025.

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LOCATION



The HFG property is strategically positioned in an attractive business location with excellent transport connectivity and direct access to major Croatian and European transport corridors. Its proximity to key motorway connections enables fast and efficient distribution towards Zagreb, Central Europe, and regional markets, making it highly suitable for logistics, warehousing, manufacturing, and distribution activities.

The location benefits from strong infrastructure and convenient access to major freight and commercial routes, allowing efficient supply chain operations. The surrounding area is recognized as an established industrial and logistics hub, with a growing concentration of production, storage, and transport-related businesses.

The combination of strong transport links, developed industrial surroundings, and access to a skilled workforce makes this location an ideal choice for companies seeking long-term operational stability and future business growth.

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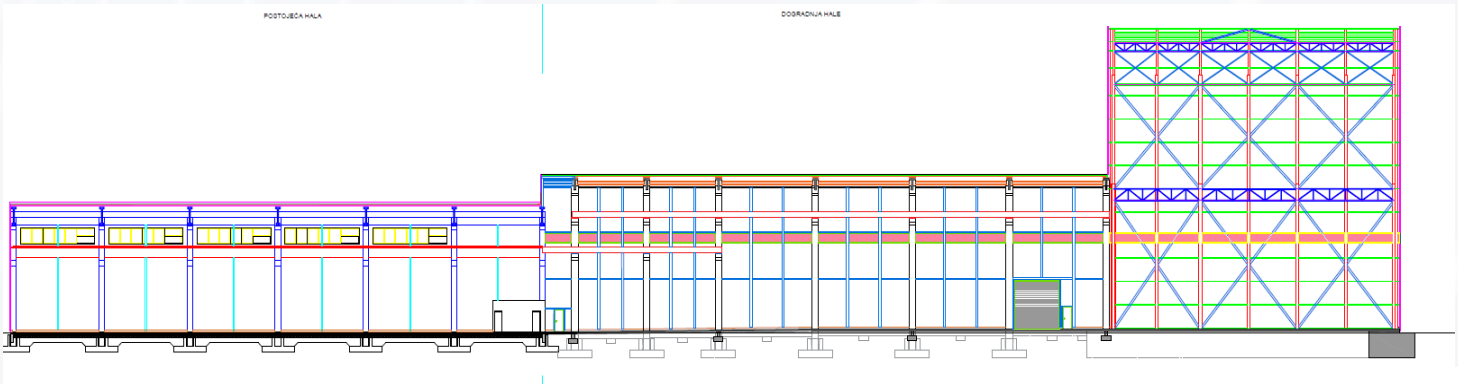
HFG VALPOVO

FLOOR PLAN



The property comprises a modern industrial complex with approximately **9,100 m² of production space**, **1,080 m² of logistics and warehouse facilities**, and **600 m² of office accommodation**, situated on a **30,180 m² land plot**.

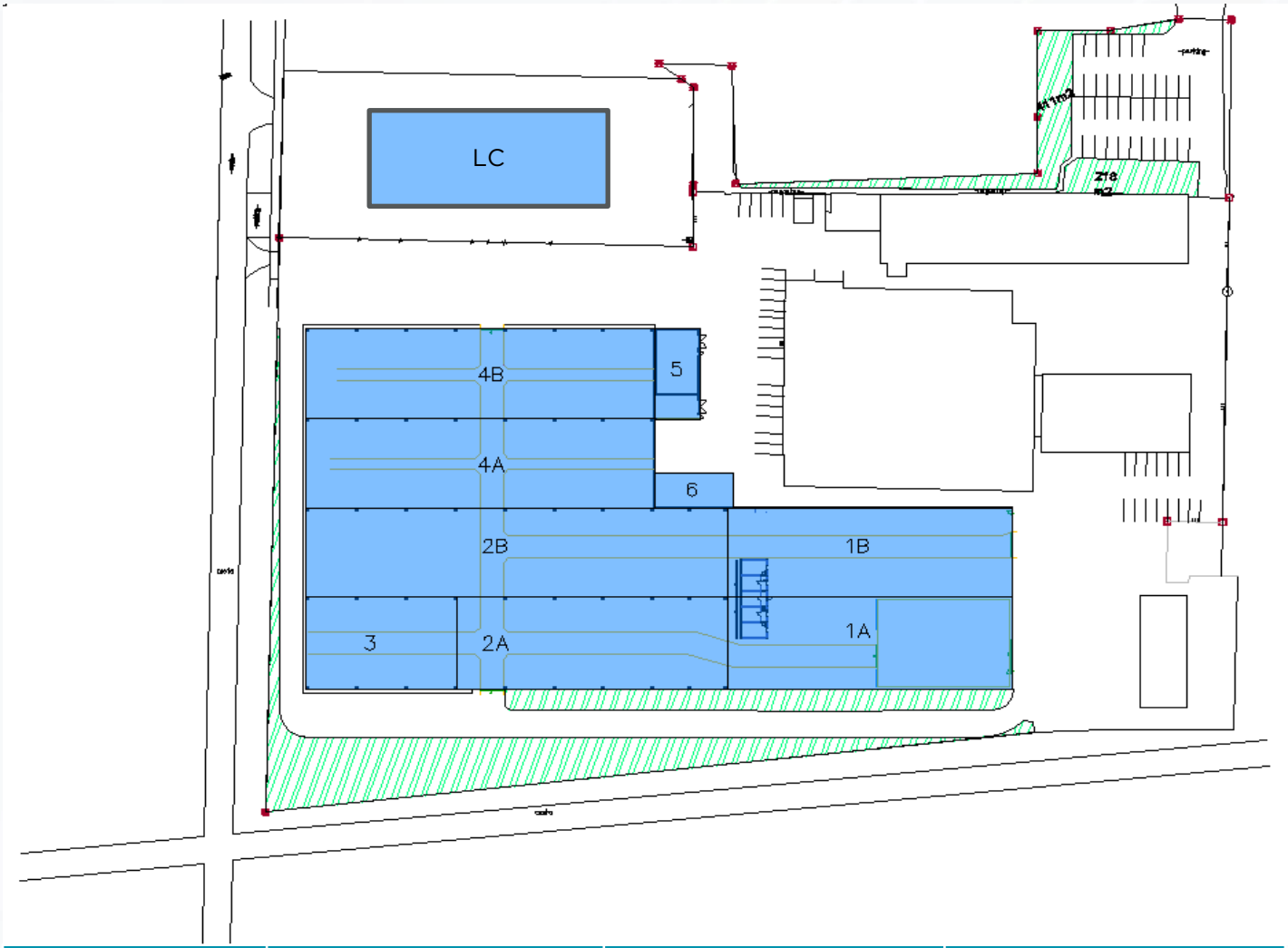
The production facility is organized into several interconnected halls, supported by dedicated technical areas, staff facilities, and administrative offices. The logistics center, completed in 2023, complements the production operations by providing efficient warehousing and distribution capabilities. Developed between 2022 and 2023, with the production halls completed in 2022 and the logistics center in 2023, the property offers a modern industrial environment designed for manufacturing, assembly, storage, and logistics activities. Its flexible layout, extensive utility infrastructure, and integrated logistics facilities provide an efficient operational setup suitable for a wide range of industrial users.



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FLOOR PLAN



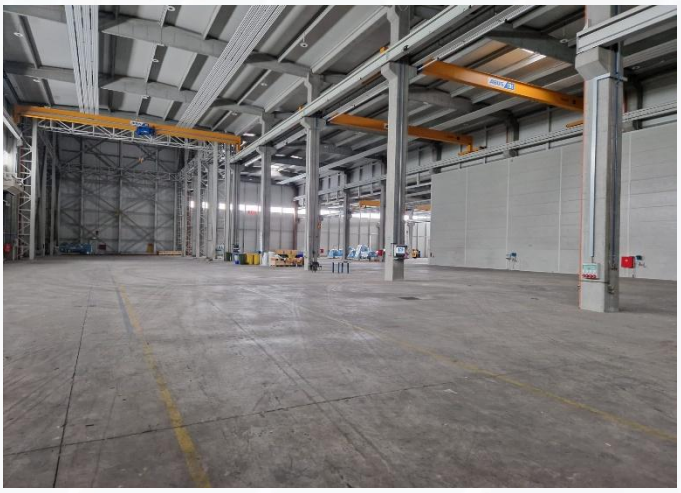
Section	SIZE (sqm)	Height (m)	Discription
1A	1200	9	Production
1B	1200	9	Production
2B	1280	12	Production
3	600	12	Production
4A	1500	25	Production
4B	1500	8	Production
5	200	8	Heating
6	600	2,8	Office
LC	1080	8	Logistics

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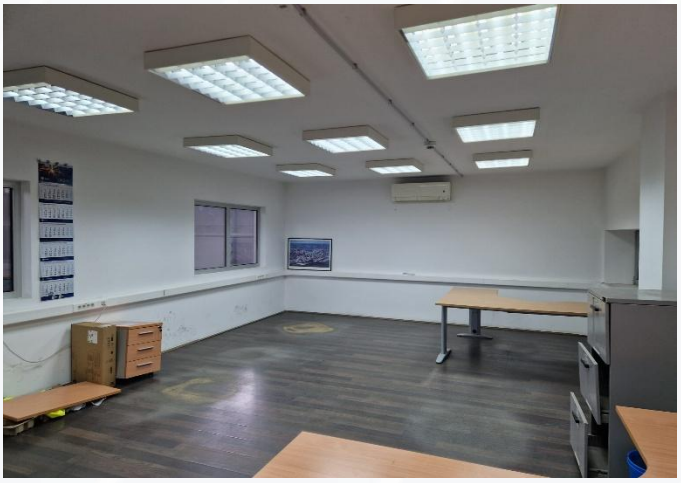
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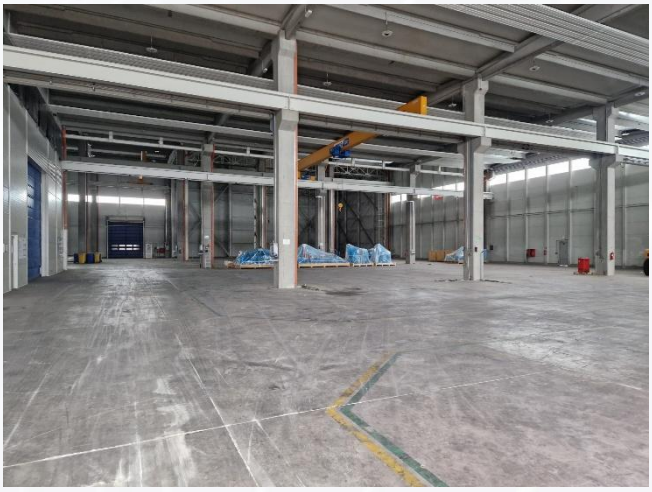
ADDITIONAL PICTURES













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PREPARED BY:

Luka Ribarić
Consultant Industrial & Land Agency
M: +385 99 5837 691
E-mail: luka.ribaric@cw-cbs.hr

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