MARKET OPTION

VGP PARK ZAGREB

01. 12. 2025.



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VGP PARK ZAGREB

ZAGREB AREA MAP



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PROPERTY

DESCRIPTION

VGP offers high-quality buildings

Upon request, all rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements. An experienced VGP team of experts will assess all the needs of the tenant and ensure a successful implementation. They are continuously working to optimize their buildings, and at all times with a view to the needs of the market and technical developments. Energy efficiency and sustainability are always a priority.



Location

The park is located just 10 km west of Zagreb and 20 km from the International Airport Franjo Tudjman Zagreb, at the junction of the E-70 and E-65 motorways. Its proximity to the motorways and the airport provides easy access to major cities in Croatia and the neighboring countries. This is an ideal location for logistics service providers, as well as for commercial and manufacturing companies



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PROPERTY

PROPERTY INFORMATION





LOCATION	Zagreb, Lučko	**PRICE**	On request
ADDRESS	Karlovačka cesta 92	**AVAILABLE**	TBD
AREA	28 400 m2	**PARKING**	Available
HEIGHT	12m	**INFRASTRUCTURE**	Water, drainage, electricity, gas

Headquarters and showrooms

- excellent visibility from the motorway
- availability of skilled labour
- easy access to public transportation

Production facilities

- heritage of industrial production in the region
- availability of local suppliers
- turnkey, custom - made solutions

Warehouse and logistics

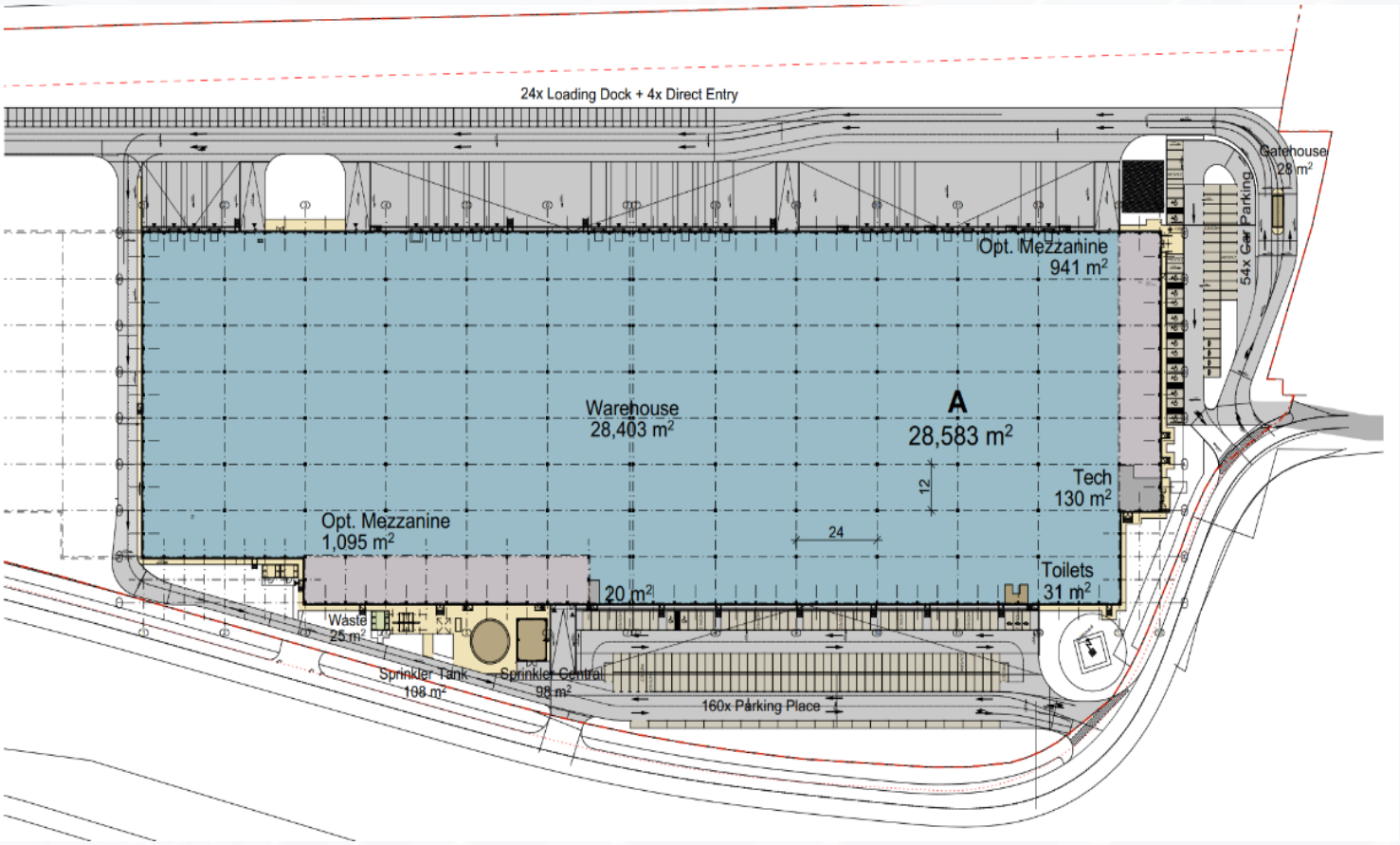
- close proximity to Zagreb
- only 150 km from Croatias largest port
- easy access from two main motorway
- ideal location for logistic services throughout the region

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PROPERTY

PROPRETY INFORMATION

FLOOR PLAN



The park offers units from as small as 2,000 m2 up to tailor -made solutions for large logistics operations. Premises are suitable for logistics services, light production and commercial activities.

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PROPERTY

TECHNICAL FEATURES AND SUSTAINABILITY

PHOTOVOLTAIC INSTALLATION
Upon request

ELECTRIC VEHICLES CHARGING POINTS
Upon request

WINDOWS
3-chamber
Aluminium
U = 1.1 W/m2K

ROOF
bearing steel -reinforced concrete beams

OFFICE SPACE
- air –conditioned
- dropped ceilings
- tailored to needs

GATES
3 × 3.5 m with hydraulic levelling bridges

GREEN WALL
Upon request

SKYLIGHTS
At least 2%



PAVED SURFACES
access ways for trucks, including parking and manipulation spaces, are adequately dimensioned to provide fully loaded 18 m vehicles

INDUSTRIAL FLOOR
Warehouse floors are constructed of a monolithic concrete slab,
reinforced with steel fibers

CONCRETE PLINTH
with height of
500 mm above the concrete floor

PRODUCTION AND WAREHOUSE AREAS
Tailored for each customer precisely according to the wishes and needs.

SUPPORT STRUCTURE
placed on a grid of
12 × 24 m
(16 x 24)

LIGHTS
light intensity of 200 lux in the space between shelf units and 300 lux in the picking area.

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