# Sale of a 23,400 m² logistics complex with a customs warehouse and rail siding near the Čierna nad Tisou transshipment point



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|---|---|
| *County:* | *Košický kraj* |
| *District:* | *Trebišov* |
| *City/Town:* | *Pribeník* |
| *Street:* | *Staničná* |
| *Category:* | *Spaces* |
| *Object type:* | *Storage areas* |
| *Type:* | *Sale* |
| *Usable area:* | |

## DETAILED INFORMATIONS

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| *Status:* | *active* | *Built-up area:* | *1 m²* |
| *Ownership:* | *corporate* | *Type:* | *original condition* |
| *Usable area:* | *1 m²* | *Total area:* | *23403 m²* |

## PROPERTY DESCRIPTION

*KNB Real Estate Agency offers for sale a long-term utilized logistics complex with a rail siding, which was previously used as a customs warehouse. The rail siding / connection links the complex to Ukraine, Hungary, and in particular to the Čierna nad Tisou transshipment terminal, located only 12 km from the complex (the future owner may or may not continue the activities currently taking place on the premises).*

***Basic information about the complex and warehouse hall:***

- *Total land area of the complex: 23,403 m²*
- *Total floor area of the hall: 6,429 m²*
- *Usable interior area of the hall: 4,350 m²*
- *Functional rail siding / connection directly linked to the hall, connecting the complex with neighboring countries (Ukraine, Hungary) and primarily with the Čierna nad Tisou transshipment terminal.*
- *The hall has 15 operational entrance gates along its perimeter, of which 13 are for trucks and 3*

*for freight train wagons.*
- *Covered loading ramps with height-adjustable platforms are located at both the front and rear of the hall.*
- *Large-capacity paved areas are located at the front and rear of the complex, suitable also for additional product storage.*
- *The complex includes an external certified truck scale with a maximum capacity of 50 tons.*
- *The complex has its own new transformer station.*
- *The entire complex is secured by an electronic warning system using infrared beams, as well as a camera system and 24/7 security service.*

***Current financial performance of the complex:***

- *The complex is long-term utilized, achieving revenues of €670 000 in 2025.*
- *A total of 8 employees work in the complex (2 in shipping, 2 forklift operators, 3 security guards, 1 manager).*
- *The entire complex has a long-term contract with only one client, for whom services are provided.*
- *The complex has further potential to increase revenues, both through the use of large-capacity paved areas and by raising unit prices for services.* ***A significant future potential for this complex, once the military conflict ends, is opening trade with Ukraine, Belarus, and Russia.***

***Description of the complex in terms of location:***

- *The complex is located in the southeast of Slovakia, in the border triangle of SLOVAKIA – UKRAINE – HUNGARY*
- *The Čierna nad Tisou transshipment terminal, where goods are transferred from broad-gauge to narrow-gauge tracks, is located 12 km from the complex*
- *The railway border crossing with Hungary is located 35 km from the complex*

***Additional information about the warehouse hall:***

- *The hall was built, approved, and put into operation in 1994.*
- *The hall was previously used as a customs warehouse.*
- *The hall is divided by partitions into 10 separate spaces of various sizes, suitable for storing products such as grain, cotton, metals, auto parts, etc.*
- *The main part of the hall has an interior height of 7,7 m.*
- *At the front and rear of the hall, there is a shipping area with an interior height of 4,3 m for loading and unloading trucks.*
- *Covered loading ramps run around the entire perimeter of the hall.*
- *Maximum hall capacity is approx. 3 000 pallet positions.*
- *Floors in the individual storage areas are concrete; corridors have ceramic and PVC flooring.*
- *Water is supplied from the public network; water heating is via an electric boiler.*
- *Sewage is directed to a concrete septic tank located behind the building.*
- *Electrical supply: 380 V and 220 V, with copper wiring.*
- *The hall is heated via a separate central coal boiler (connection to gas is possible, with gas available at the property boundary).*
- *The hall is equipped with ventilation, 95 fire detection alarms, 8 water hydrants, 21 water fire extinguishers, and 10 foam extinguishers.*
- *The hall also includes offices, a canteen, and staff restrooms.*

***Structural description of the warehouse hall:***

- *Foundations: Concrete with horizontal and vertical waterproofing; monolithic concrete footings and strips; foundation is based on VUIS-type piles, with prefabricated base thresholds laid on the pile heads, supporting the aerated concrete wall panels.*
- *Vertical load-bearing structures: The load-bearing structure is assembled from a PUMS universal steel frame; the external envelope consists of aerated concrete panels (Calsilox type), with infill walls of 300 mm brick; internal partitions are brick masonry.*
- *Horizontal load-bearing structures: All horizontal ceiling structures consist of double corrugated steel sheets of the PUMS roof structure with thermal insulation; the roof structure is made of double corrugated steel with thermal insulation; metalwork (gutters, downpipes, and window sills) is made of galvanized sheet steel.*

*The **floor plan** is included in the **photo gallery** of the listing.*

***Video tour** of the complex can be found **HERE**.*

***More photos** of the complex can be found **HERE**.*

*In case of additional questions, or to arrange a viewing appointment, we are at your disposal at the contact details below:*

***Ing. Ján Liščák***
*+421 903 308 186*
*jan.liscak@knba.sk*
*www.knba.sk*

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## BROKER


*Broker :* ***Ing. Ján Liščák***
*Phone :* ***0903308186***
*E-mail:* ***info@knba.sk***