

# Steelcore s.r.o.

## VEL'KÝ ŠARIŠ – PRODUCTION / LOGISTIC HALL WITH ADMINISTRATIVE PREMISES AND SHOWROOM

*(basic info & visualization)*



## BASIC INFO

- **Area spread:** *approx. 5.000 m<sup>2</sup>*
  - 1600 m<sup>2</sup> – built-up area (useful area)
  - 1100 m<sup>2</sup> – hall (available for production or warehousing) využiteľná na výrobu a skladovanie)
  - 500 m<sup>2</sup> – administrative premises together with sanitary facilities)
- **Location:** Staničná 15, 082 21 Veľký Šariš, Slovak republic
- **Final Building Approval in 2010**
- Buildings are composed of two separately standing units, whereas in first section there is composed of production hall together with showroom, administrative offices including with boardroom that is completely furnished with massive oak flooring and office fittings including tables, chairs, sofa, shelves, office boxes etc.
- Sanitary facilities / settlements are completely equipped, there is also gatehouse and spaces for changing rooms
- Production – warehouse hall consists of concrete poured basement (20 cm depth) finished in 2010
- Offered hall and administrative premises are situated in one floor buildings with 4 m of ceiling height.
- Whole area is fenced with enclosure, dispose of own power-energy station 250 kVA, own public waterpipe and public sewer system
- Gas is available on the edge of area, approx. 10 m from land (possible to

connect)

- Fumigation is possible to arrange by our own boiler on biomass (we also ensure biomass supply from local suppliers) – this should be the most effective way for heat-delivery
- In production hall there is well-established conductor bars – and thus there is possibility of connection in wherever spot of production hall
- Currently the whole area is guarded by our own guardman however there is also possibility to connect on central safeguard desk (police service)
- Parking is available inside of area with own capacity next to production hall (approximately 20 cars)
- Direct entry to production / warehouse hall for truck transport enabled
- Whole area is situated near to industrial zone of city Veľký Šariš, approximately 7 km from the centre of Prešov city
- Close to the premises there is railway line of Slovak republic (450m) and river Torysa (500m)
- Around the area there is e.g. headquarter of well-known breweries Šariš (1km)
- The area and premises are appropriate for production, warehousing, salesroom with supportive administrative offices
- Former tenants were companies specialized in wood production, manipulation / handling technology production and sales

## Traffic instructions

### Public transport (lines 45, 16)

Stop "Štefánikova" – distance from building is approximately 500 m

- Line 45 – direction through the centre of Prešov city to urban district Šváby
- Line 16 – direction to the centre of Prešov city

### Railway connection

- Directions: Prešov, Ličartovce, Košice (connections are available every hour)

**Excellent traffic connection either by cars or public transport or by railways**

## Civic amenities

### Restaurants in neighbourhood

Restaurant ŠarišPark – app. 1 km from the building od budovy

Restaurant Domina Michal'any - 450 m

Restaurant Tango - app. 1,3 km

Foodstore MILK AGRO – app 400 m

SUPERMARKET COOP Jednota – 1,3 km

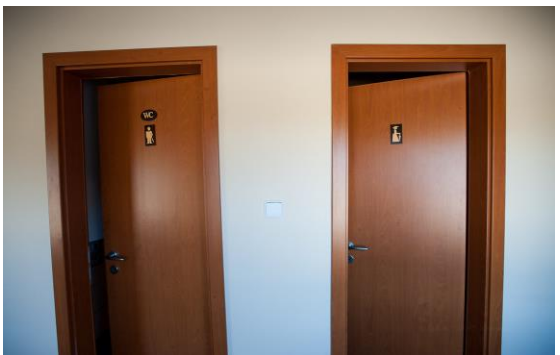
### Parking

The whole area dispose of own fenced 40 parking lots with guarded supervision

**VISUALIZATION**



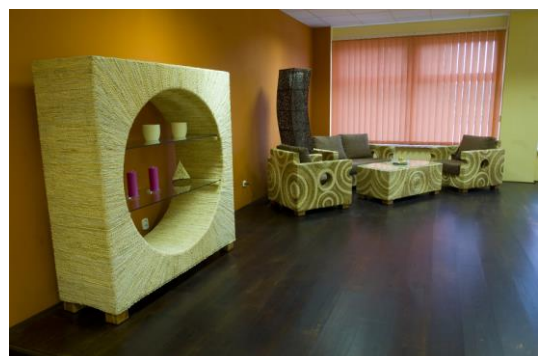
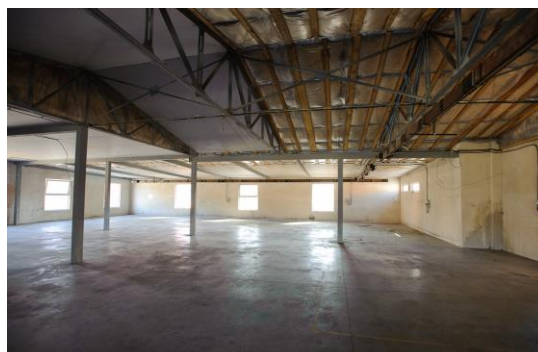
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## ADDITIONAL INFORMATION : WHY TO INVEST ON EAST OF SLOVAKIA

### PREŠOV:

- 3. biggest town in Slovakia
- centre of Prešov region – the biggest region in Slovakia
- high-quality technic and traffic infrastructure
- large and high-quality human potential (lot of Universities in the given region)
- greatest rate of unemployment among other regions: 20,8%
- prosperous space for business development and industry – long-term industrial tradition and scientific research
- segment / branch structure of business environment is markedly diversified
- most significant branches: engineering, electrical and clothing industry. There is also wood-processing, food- processing and traditional graphic-arts industry

### • **Advantages**

- Sufficiency of qualified and skilled labour force
- Favourable costs on labour force
- Qualified educational standard
- Very qualified business environment – related to universities and scientific research
- Advantageous government and local support of investments
- Investors` assistance – foreign as well as domestic one from town` side
- Quality and price of local suppliers
- Spurt growth of economy and ability to purchase by population
- Rating of Prešov is Aa2 with steady perspective

- **Foreign capital**

- For the present there is still small participation of foreign capital, approximately just 19%
- Relatively good is export orientation of local enterprises (46%), in which the orientation binds over on eastern Europe

The most important foreign investors in Prešov region:

- Lear Corporation Seating Slovakia, s.r.o. – USA ([www.learcorp.sk](http://www.learcorp.sk))
- ZVL Auto, s.r.o. Prešov – Taliansko ([www.zvlauto.sk](http://www.zvlauto.sk))
- KRONOSPAN SK, s.r.o. Prešov – Cyprus ([www.kronospan.sk](http://www.kronospan.sk))
- Gemor Fashion, s.r.o. Prešov (Holandsko)
- CEMM THOME SK, spol. s r.o – Francúzsko ([www.cemmthome.com](http://www.cemmthome.com))
- Glunz & Jensen s.r.o. - Dánsko ([www.glunz-jensen.com](http://www.glunz-jensen.com))
- Linak Slovakia s.r.o. – Dánsko ([www.linak.com](http://www.linak.com))
- FRANZ KAHL SLOVAKIA s.r.o. - Nemecko ([www.franzkahl.sk](http://www.franzkahl.sk))
- Pivovar Šariš (člen skupiny SABMiller) - USA ([www.pivovarytopvar.sk](http://www.pivovarytopvar.sk))
- BETATEX, s.r.o. Prešov – Belgicko
- SPINEA, s.r.o. Prešov – Luxembursko ([www.spinea.sk](http://www.spinea.sk))
- MKW s.r.o. – Rakúsko ([www.mkw.sk](http://www.mkw.sk))
- Manitowoc Crane Group Slovakia, s.r.o. – USA ([www.manitowoc.com](http://www.manitowoc.com))
- Artweger – Rakúsko ([www.artweger.sk](http://www.artweger.sk))
- Honeywell – USA ([www.honeywell.sk](http://www.honeywell.sk))

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