

ACCOLADE PARK ZAGREB NORTH

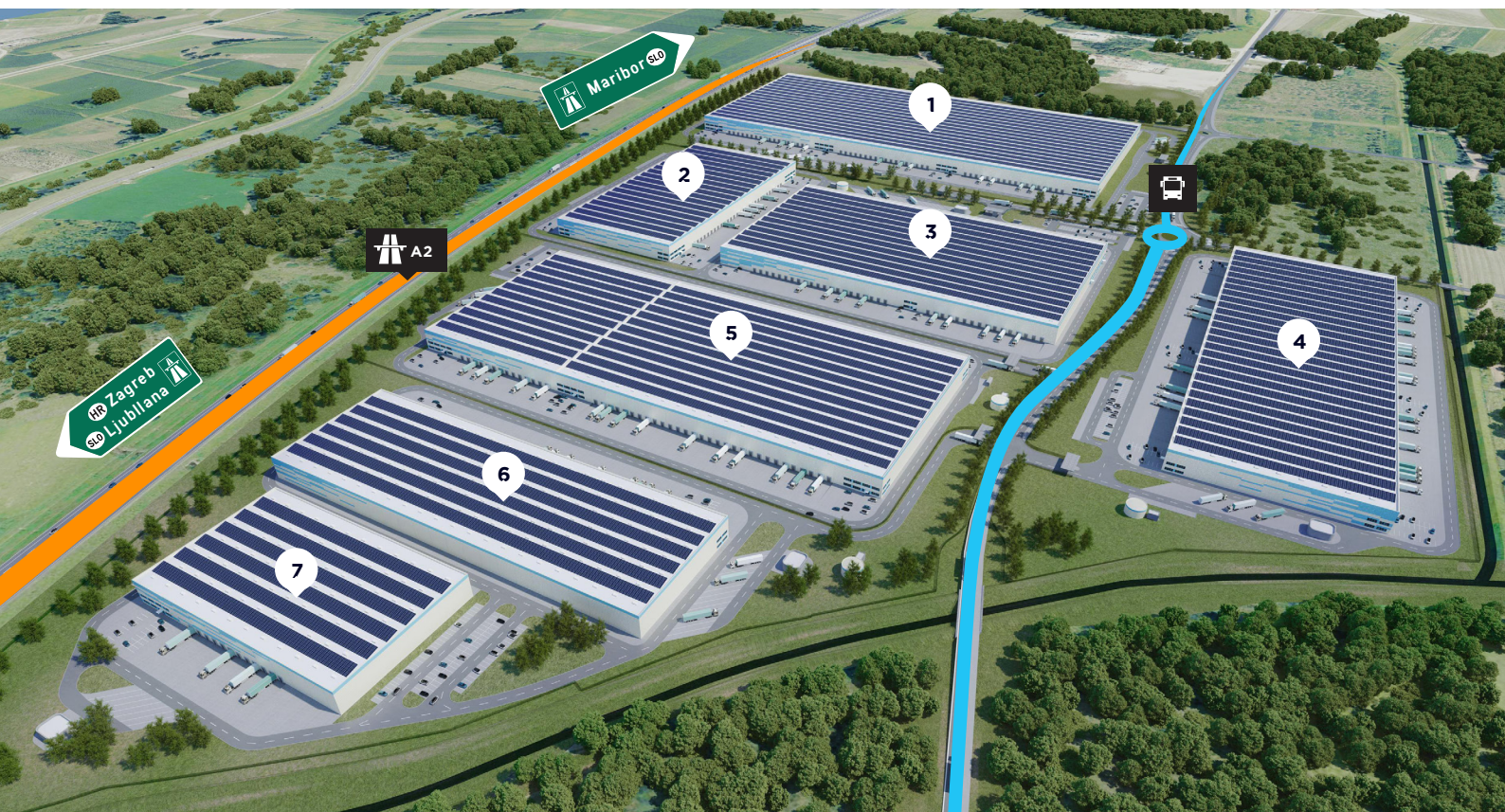


Accolade Park Zagreb North offers almost 315,000 sq m of industrial space suitable for logistics, light manufacturing, and e-commerce. Located in Donja Bistra Economic Zone, the park stands out for its very attractive location – about 13 km from Zagreb, and 8 km from Zaprešić.

↓ **ZAGREB**
13 km, 10 min
ZAPREŠIĆ
7 km, 7 min

↓ **LJUBLJANA**
100 km, 90 min

↑ **MARIBOR**
138 km, 70 min



LOCATION IS KEY

● DEVELOPMENT SPACE

Accolade Park Zagreb North offers almost 315,000 sq m of industrial space suitable for logistics, light manufacturing, and e-commerce.

● ACCESS

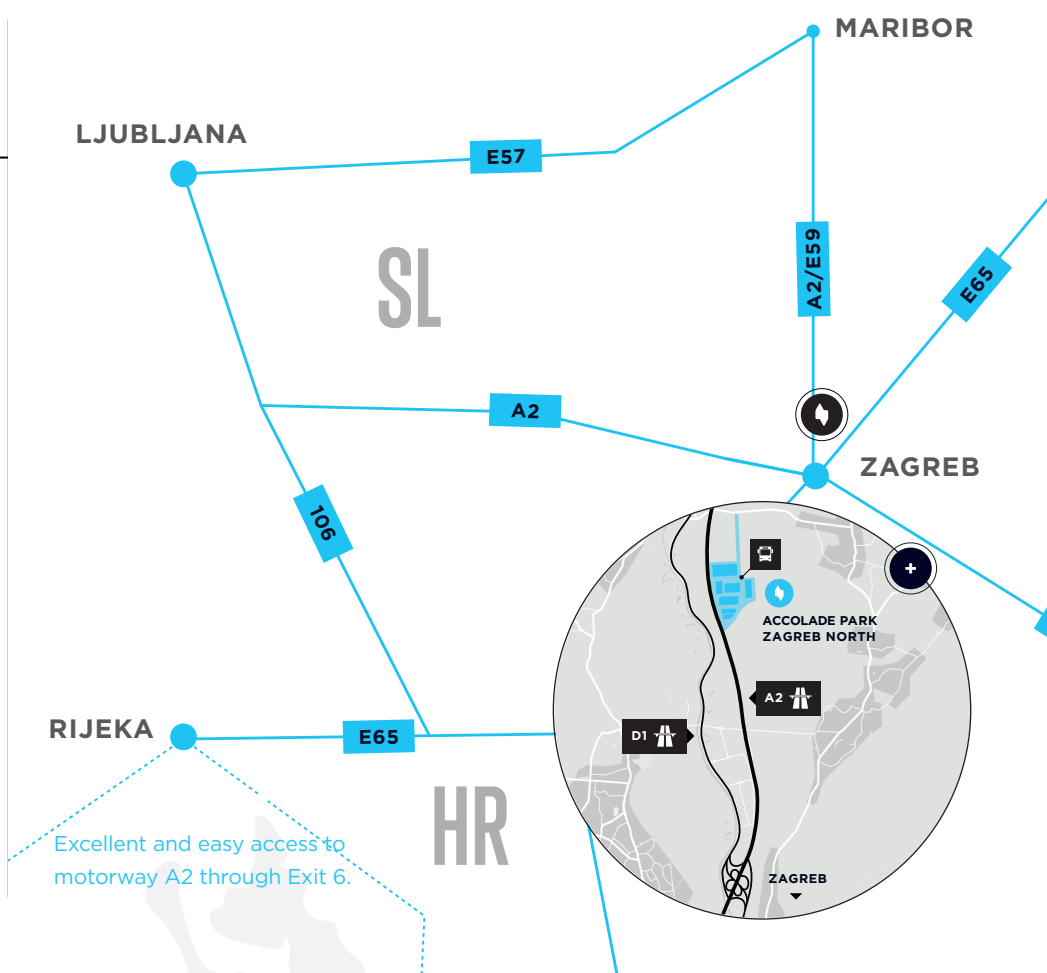
Excellent and easy access to motorway A2 through Exit 6. Great connection Zagreb – Ljubljana – Maribor.

● LABOR FORCE

Qualified labor force available due to the close proximity of the city of Zagreb, with universities and technical schools in the area.

● PUBLIC TRANSPORT

A new bus stop is located right in the middle of the park.



BUILDING INFORMATION

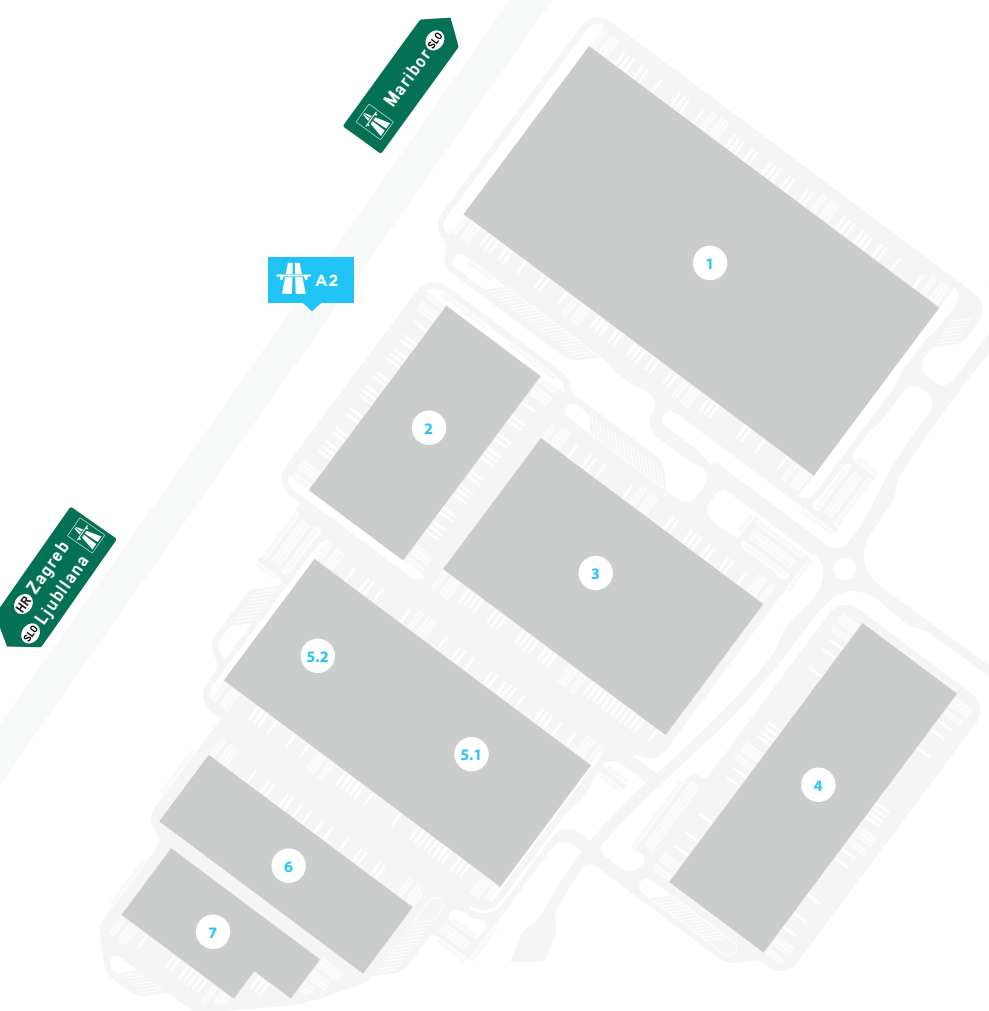
Building 1	99,844 sq m
Building 2	29,524 sq m
Building 3	49,300 sq m
Building 4	41,236 sq m
Building 5.1	38,157 sq m
Building 5.2	19,039 sq m
Building 6	22,876 sq m
Building 7	14,956 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 10,5 m (can be increased up to 16 m)
ESFR sprinkler system
LED Lights with intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 2.7 m
LED Lights with intensity 500 lux
Built to suit solution



SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM Excellent rating at least.



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor. Column grid 24 m x 12 m.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, floor loading 5 t/sq m, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation. Possibility of photovoltaics on the roof.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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