



Logis One

by IAD Investments

Industrial & Logistics strategic hubs

The image features a dark blue, monochromatic scene of an industrial development project at night. In the foreground, a road is blurred with horizontal light trails in shades of blue and white, suggesting fast-moving traffic. In the middle ground, a modern industrial building with large glass windows is visible, its interior lights glowing. The background is filled with silhouettes of trees and more industrial structures. The sky is dark, with numerous curved, glowing light trails in shades of blue and white, creating a sense of motion and technology. A large, white, curved shape is visible in the upper right corner, possibly a stylized logo or a graphic element. The overall atmosphere is futuristic and dynamic.

Industrial Development Project

ABOUT

Logis One represents a new generation of industrial and logistics parks of the most advanced technological standards in Central and South-eastern Europe. We offer “all-in-one” solutions – from a strategic location, smart infrastructure and energy-efficient buildings to complete property management.



A STRONG BACKGROUND

● Logis One is the name of the industrial portfolio managed by IAD Investments. Under a Development Management Agreement (DMA), the entire Logis One project is overseen by Sibareal, a.s., which covers all stages, from development and general construction (GC) to park management.

● Sibareal, a.s., is an experienced developer and implementer responsible for the construction and management of Logis One projects. Its portfolio of activities includes the preparation, implementation and sale of building plots, residential buildings and multifunctional objects and the operation of accommodation and leisure facilities.



IAD Investments, správ. spol., a.s., is the oldest asset management company in Slovakia, having operated on the Slovak capital market since 1991. As part of its European operations, it manages assets worth more than EUR 2.63 billion, mainly in Slovakia, the Czech Republic, Hungary, Poland and Croatia. It currently manages 17 mutual funds and also offers its investors individual asset management and savings programmes. IAD Investments is part of the major investment group Pro Partners Holding, a.s., which operates primarily in the private equity, real estate and finance sectors of Central and Eastern Europe. You can find out more about the company and its products at www.iad.sk and www.prf.sk

Together, we guarantee a professional approach, financing and implementation based on the highest international standards.

Slovakia

PRIME LOCATION

- Central location in the heart of Europe
- Direct access to the main European corridors (R4, R2, D1, E65, E71)
- Proximity to the markets of Poland, Hungary, Austria and the Czech Republic
- A rapidly growing industrial sector
- A strong tradition in automotive, IT and logistics

E u r o p e

POLAND

CZECH

S L O V A K I A

Logis One Park
KOŠICE

Logis One Park
BRATISLAVA

HUNGARY

AUSTRIA

OUR BENEFITS

● Strategic connection

of the parks to motorways, railways, airports and ports

● Flexible spaces

for logistics, production and e-commerce

● Smart and sustainable solutions

with BREEAM Outstanding certification

● Available qualified labour force

thanks to the proximity of universities and economic centres

OUR PARKS

1



Logis One Park **BRATISLAVA**

Modern logistics area near the D1 motorway, 3 km from Bratislava, with 99,717 m² of leasable area and excellent connections to EU markets.

2



Logis One Park **KOŠICE**

Strategic park near VOLVO Cars with a leasable area of 377,712 m², connections to the R2/R4 expressways, railway and airport, ideal for logistics and production.

3



Logis One Park **ZAGREB**

An established logistics location near Zagreb with 39,130 m² for rent, excellent connections to the A4 motorway and an ideal location for growth in South-eastern Europe.

Logis One Park

BRATISLAVA

Slovakia



LAND SIZE:

254,000 m²

LEASABLE AREA:

99,717 m²

LOCATION



Triblavina, only 3 km from Bratislava, near the D1 motorway

ADVANTAGES



Direct motorway connection, multimodal connection to European markets, close to the airport and shipping port, synergy of working and residential environment, key point for logistics operations in the region

HALL A AREA:

37,924 m²

HALL B AREA:

31,000 m²

HALL DH AREA:

27,973 m²

Logis One Park

KOŠICE

Slovakia



DESIGNED FOR

- Warehouse, logistics, production
- automotive suppliers, inner-city logistics, international trade
- office spaces, complemented by extensive handling areas and parking areas

LAND SIZE:

792,205 m²

TOTAL GLA:

377,712 m²

1ST PHASE LAND:

480,000 m²

1ST PHASE GLA:

230,000 m²

10 HALL OBJECTS,
1 OFFICE BUILDING,
INFRASTRUCTURE, ACCESS ROAD

LOCATION

Valaliky, 10 km from the centre of Košice, 12 km from the airport, in the immediate vicinity of VOLVO Cars Košice.

ADVANTAGES

Immediate proximity to VOLVO Cars Košice, direct connection to the R2/R4 expressways and the Haniska railway terminal, newly built passenger transport terminal Valaliky centrum, new railway line with connection to Budapest, close to universities, strong labour base (Košice Prešov)

BUILDING PERMIT ISSUED:

09/2025

START OF CONSTRUCTION:

09/2025

Logis One Park

KOŠICE

I. PHASE DEVELOPMENT:

120,000 m²

EARLY ACCESS/DELIVERY:

Q2 – Q3/2026

OCCUPANCY PERMIT &
START OF OPERATION:

Q3 – Q4/2026

SERVICES

- Built-to-Lease or Built-to-Own solution
- Project works and project design
- Building permit
- Construction
- Project and Construction management
- Occupancy permit + handover
- Asset/Property/Facility management



Logis One Park

ZAGREB

Croatia

LAND SIZE:

97,000 m²

AREA FOR RENT:

39,130 m²

HALL A AREA:

12,300 m²

HALL B AREA:

26,830 m²

LOCATION



near Zagreb, inside the capital's motorway ring, A4 motorway (connection to the E65/E71)

ADVANTAGES



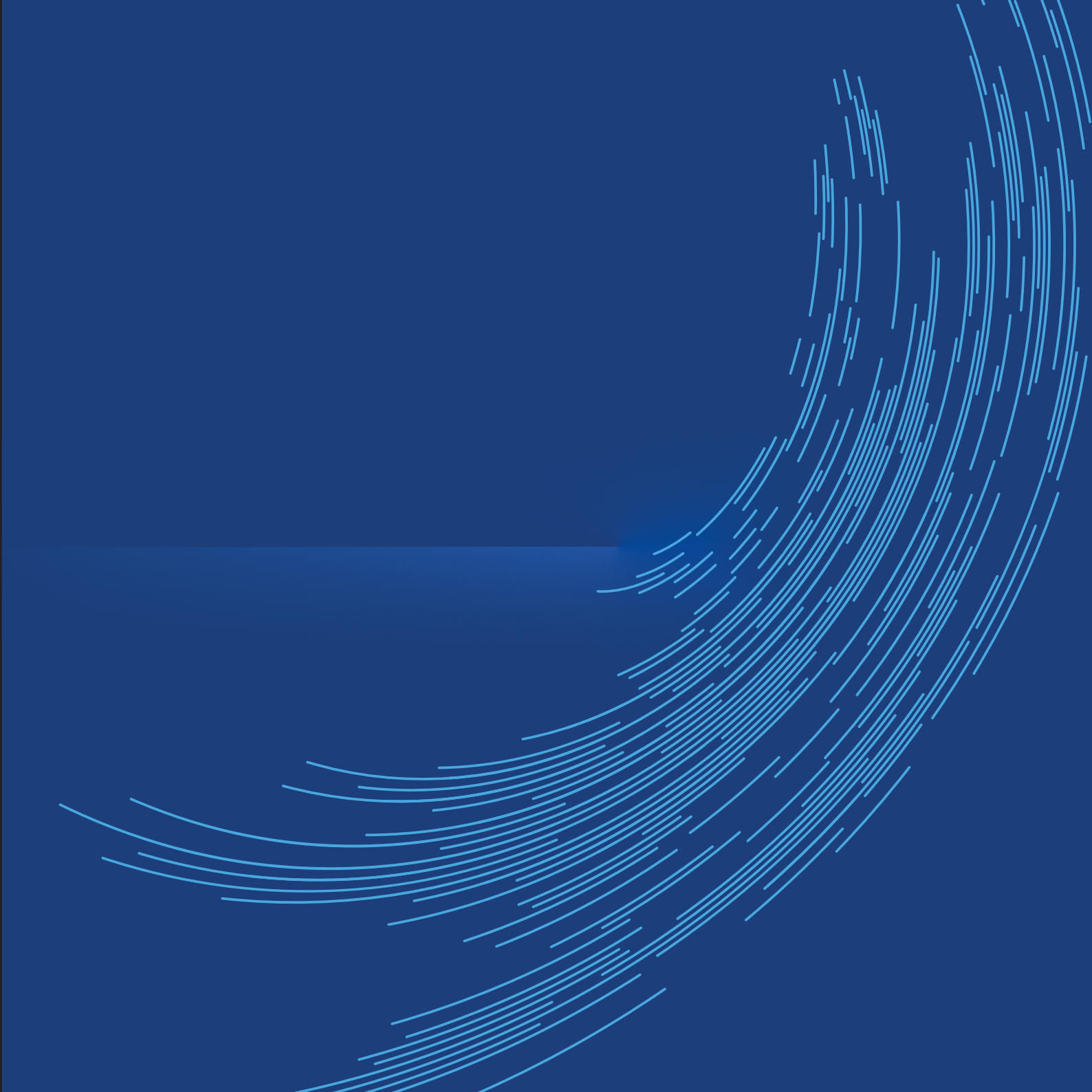
Direct motorway connection, availability of workforce, growing demand for logistics in South-eastern Europe, new opportunities for established international companies and emerging companies seeking an ideal location for growth and expansion into new markets.





SUSTAINABILITY

- 100 % of energy from renewable sources
- Solar panels, battery storage, heat pumps
- Certification: BREEAM Outstanding, EPC class A
- Smart HVAC and LED systems
- Ecological materials, circular principles, biodiversity
- Resilience to climate change and extreme scenarios





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by IAD Investments

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