



Logis One

by IAD Investments

Industrial & Logistics Strategic Hubs in CEE



Industrial Development

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 a part of its European operations, it manages assets mainly in Slovakia, the Czech Republic, Hungary, Poland and Croatia. It currently manages 14 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.

PRIME LOCATION

- Central location in the heart of Europe
- Direct access to the main European Corridors (R4, R2, D1, E65, E71 and Baltic - Adriatic Corridor)
- 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



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 96,717 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 70,000 m² for rent, excellent connections to the Adriatic sea and an ideal location for growth in South-eastern Europe.

Logis One Park

BRATISLAVA

Slovakia



LAND SIZE:

254,000 m²

LEASABLE AREA:

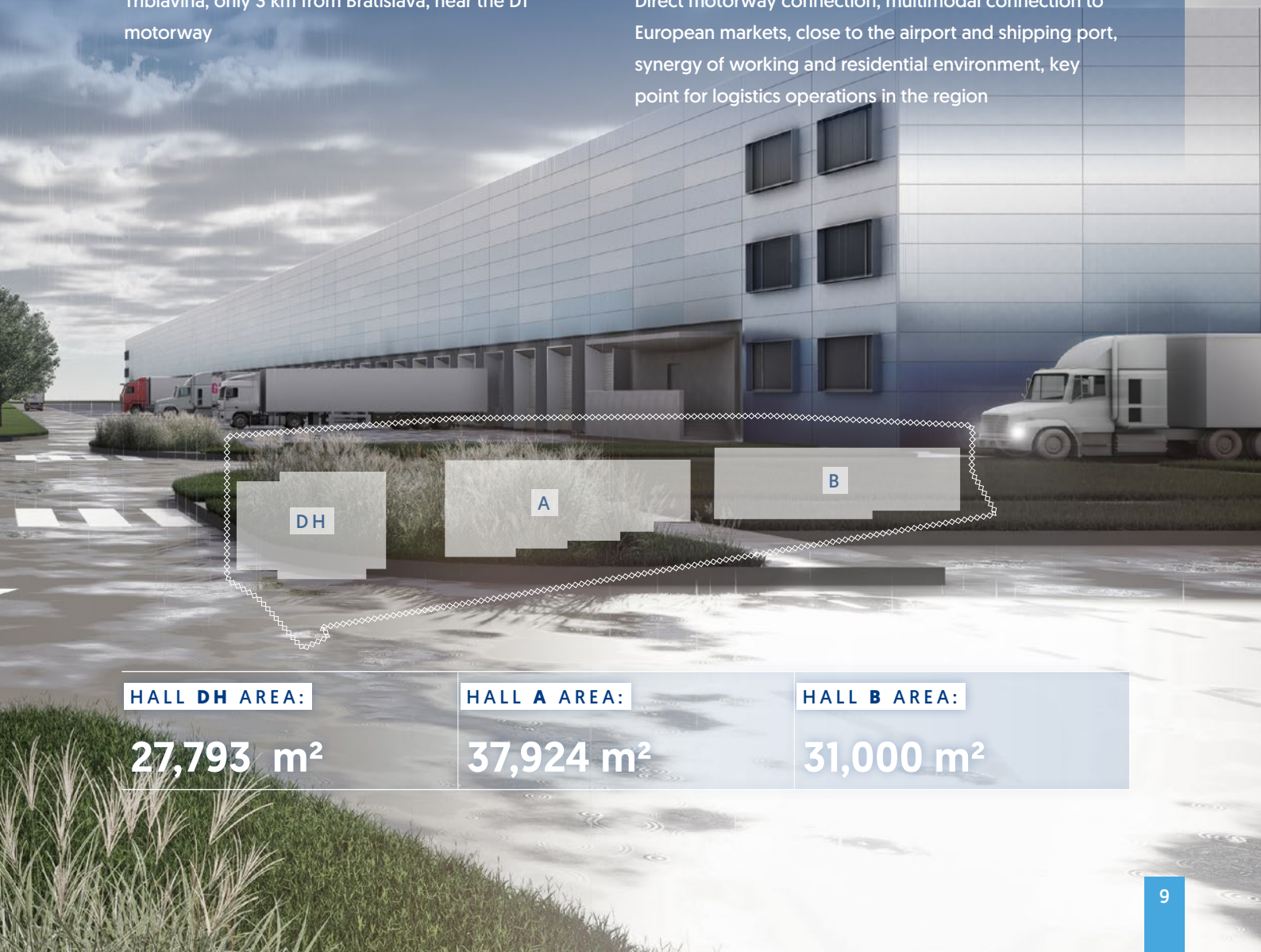
96,717 m²

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 DH AREA:

27,793 m²

HALL A AREA:

37,924 m²

HALL B AREA:

31,000 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

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:

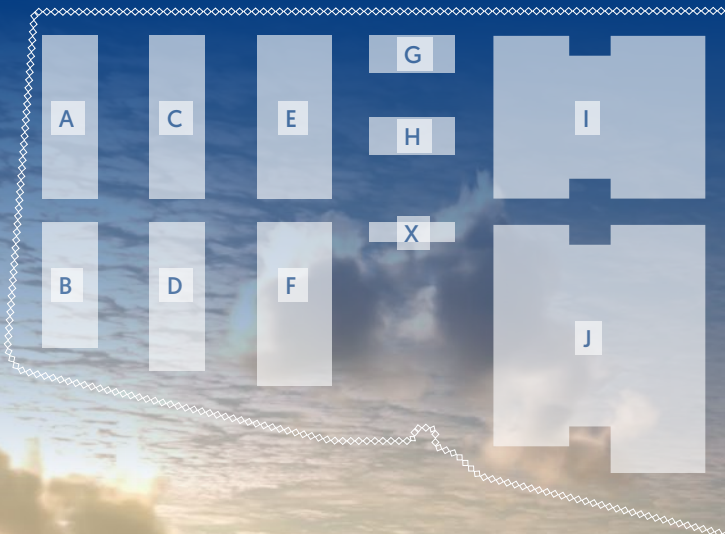
09/2025

START OF CONSTRUCTION:

09/2025

Logis One Park

KOŠICE



I. PHASE DEVELOPMENT:

232,720 m²

EARLY ACCESS/DELIVERY:

Q2 – Q3/2026

OCCUPANCY PERMIT &
START OF OPERATION:

Q3 – Q4/2026

STANDARD

- Minimum unit size 1,500 m²
- 5 t/m² floor
- 10,5 and 12,0 m clear height
- Fossil fuel free heating
- 100 % LED
- SMART metering
- Sprinklers
- 170 mm mineral wool facade sandwich panels
- 260 mm mineral wool roof insulation
- Photovoltaic ready roofs
- Dock levellers with 6 ton dynamic loading capacity
- Dock gates 2,7 x 3,2 m



Logis One Park

ZAGREB

Croatia



LAND SIZE:

97,000 m²

LONG TERM RELEASE:

39,130 m²

LOCATION

Near Zagreb, inside the capital's motorway ring, A4
(connection to the E65/E71) and A1 motorway.

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.



BUILDING PERMIT ISSUED:

6/2027

START OF CONSTRUCTION:

7/2027

EARLY ACCESS/DELIVERY:

Q4/2027

OCCUPANCY PERMIT:

Q3/2028



BREEAM®

NEW CONSTRUCTION

OUTSTANDING



BREEAM-0095-6375

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

LOGIS ONE CONTACT INFORMATION



STANISLAV PAGÁČ
Managing Director
pagac@logisone.eu
+421 905 525 978



IGOR ŠNIRC
Commercial Director
snirc@logisone.eu
+421 908 117 419



MARIJANA AREŽINA
Project Manager for Croatia
arezina@logisone.eu
+385 98 9498 098



METIS DA
President, China & Asia business
metis@logisone.eu
+421 945 504 758





Logis One

by IAD Investments



OFFICE:

Malý trh 2/A, 811 08 Bratislava, Slovakia

www.logisone.eu