



**BUSINESS CENTER**  
**(PRODUCTION FACILITY WITH ADMINISTRATION AND STORAGE) PRIJEDOR**

<b>Name of the business building</b>	Business Center (Production facility with administration and storage) in Prijedor
<b>Location/Municipality</b>	Prijedor City
<b>Ownership</b>	Clear property legal relations 1/1
<b>Purpose of the business building (Regulatory Plan )</b>	Production facility with administration and storage. Suitable for light industry, storage, logistics, showroom Facility flooring (ground floor + 1) Independent building s with complete infrastructure on the plot (electrical substation with 450 kVA power, water, sewage, heating, internet...) Direct access to main road M4 Novi Grad Prijedor Banja Luka Administration on and kitchen with restaurant in the main facility Loading/unloading ramps Fenced area with two freight entrances , parking space and video surveillance. A necessary facility built on the plot with surface of 170 m <sup>2</sup> .
<b>Surface (m<sup>2</sup>)</b>	Production facility surface ±4.000 m <sup>2</sup> (gross surface of production facility) Storage facility surface 1.160 m <sup>2</sup> (gross surface of storage)
<b>Land surface (m<sup>2</sup>)</b>	Land surface 9.500 m <sup>2</sup> Land for expansion 9.000 m <sup>2</sup>



<b>Infrastructure</b>	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	No
	Phone & Internet	Yes
	Sewage	Yes
<b>Selling</b>	Possibility of rent or purchase. Arrangement according to the needs of the investors. Full support to the investors in administrative procedures, company registration and integration into the RS/BH economic system.	
<b>Leasing</b>	Possibility of rent or purchase. Arrangement according to the needs of the investors. Full support to the investors in administrative procedures, company registration and integration into the RS/BH economic system.	
<b>Supporting information available</b>	For additional information about this business building, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080	