

# Prime Industrial Facility for Rent

## Designed for modern industrial needs

### Strategic Location • Flexible Usage • Long-Term Investment

**Location:** Free business zone Nova Topola,  
Bosnia and Herzegovina

**Object size:** 12.000 m<sup>2</sup>

**Availability:** October 2025

Distance to highway: 8 km  
Distance to Zagreb: 140 km  
Distance to Ljubljana: 290 km  
Distance to Munich: 700 km

### Key Benefits and Advantages

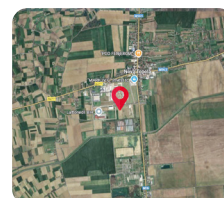
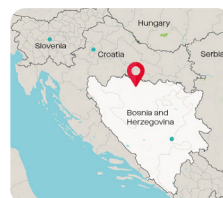
- ▶ **Strategic Business Zone**  
Benefit from tax exemptions, customs relief, and streamlined administrative procedures in the Customs Free Business Zone.
- ▶ **Versatile Industrial Use**  
Perfect for various industries, including manufacturing, logistics, and assembly operations.
- ▶ **Excellent Connectivity**  
Easy access to major highways and key regional markets ensures efficient logistics and distribution.
- ▶ **Fast & Efficient Setup**  
All necessary permits and utilities are already secured, allowing for a smooth start to your operations.
- ▶ **Growth-oriented Investment**  
A great opportunity for companies and investors looking to expand in a fast-developing industrial environment.

#### Minimum wage in RS; gross-gross

- **€760** for workers with low qualifications (completed elementary school)
- **€845** for workers with medium qualifications (completed high school)
- **€1,100** for workers with high qualifications (completed university)

#### Electricity price

- **Low tariff:** €0.050/kWh + 17% VAT
- **High tariff:** €0.076/kWh + 17% VAT



### Contact us today!

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