



meridian16

BUSINESS PARK

Project presentation

July 2019

meridian 16 Business Park

- M16
 - offers land plots with proper zoning for all logistics and light industrial needs
 - owns more than 80 ha of land
 - has a local team, which will provide professional support
 - will advise during the whole process, from purchase of the land, project development and obtaining permits, to the construction itself, and the subsequent operation of the building/plant
 - can introduce to a network of trusted experts, consultants and contractors
 - realized all necessary technical and legal infrastructure
 - supports all specific / individual infrastructure requests

- M16 wants to become the **leading eco-industrial zone** in Croatia → where economy meets ecology !
 - holistic approach with principles of sustainable building every step of development
 - first masterplan together with German engineering company Drees & Sommer in 2014
 - planted more than 70 allee trees / Platanen
 - green area landscaping with renowned Austrian architect
 - DGNB ÖGNI Quartierzertifizierung (urban district green certificate) ongoing



Sustainability

- M16 currently obtaining an **ÖGNI / DGNB certificate** - internationally recognised green building certificate as urban district / Quartierzertifizierung



- This certificate will confirm a holistic approach evaluating all main aspects of sustainability

- In **Five categories:**

- Economic quality
- Sociocultural and Functional quality
- Environmental quality
- Technical quality
- Process quality

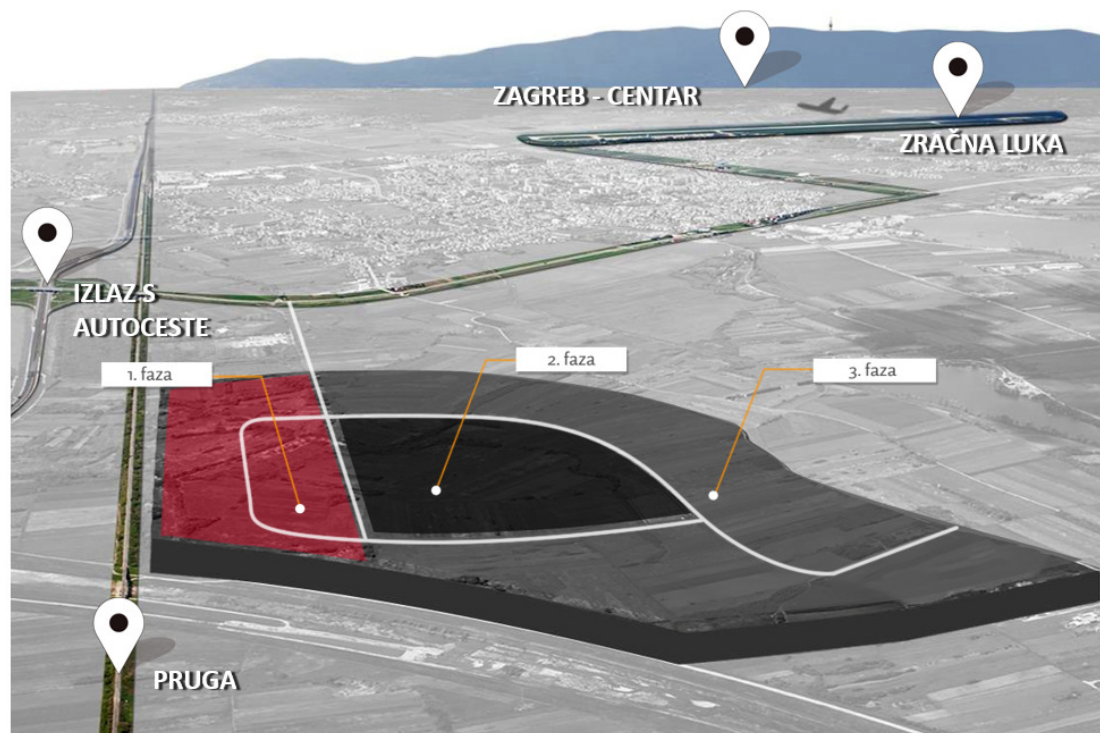


Location

- **20 km** to the centre of Zagreb
- In the vicinity of **Zagreb International Airport**
- Adjacent to Zagreb-Sisak **railroad**
- Direct access to **highways**,
outside of residential zones
within toll free Zagreb region

About the Zone

- Meridian 16 Business Park covers more than 109 ha of land
- The development will be realized in three phases:
 - 1) Phase one:** about 240.000 m²
 - 2) Phase two:** about 260.000 m²
 - 3) Phase three:** about 550.000 m²



Master Plan for the Zone

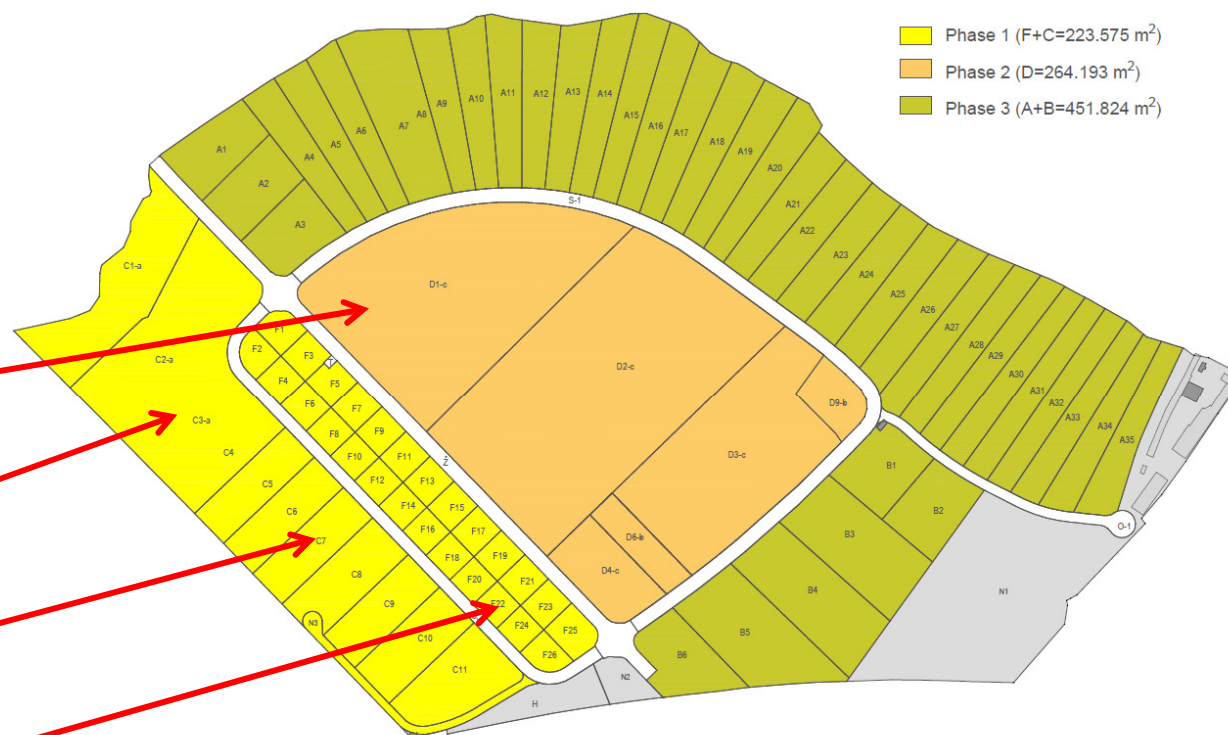
- developed on the basis of PPU (Physical Plan of the City of Velika Gorica) – from year 2015
- UPU (Urban Development Plan) – adopted in 2007
- Use: industrial, production, service- trade, green areas
- **High flexibility offering 4 types of building plots:**

Extra large > 100.000 m²

Large 30.000 m² - 100.000 m²

Medium 10.000 m² - 30.000 m²

Small 2.500 m² - 10.000 m²



Parceling plan_Meridian 16_July 2019



Clients

➤ In the process of obtaining the permit:

1. AGS Movers
2. CENTAR TOPLINSKE OBRADE
3. VG AUTODIJELOVI
4. BERTOL METALI
5. ALCU
6. ASTREJA

➤ Built projects of the users / investors:

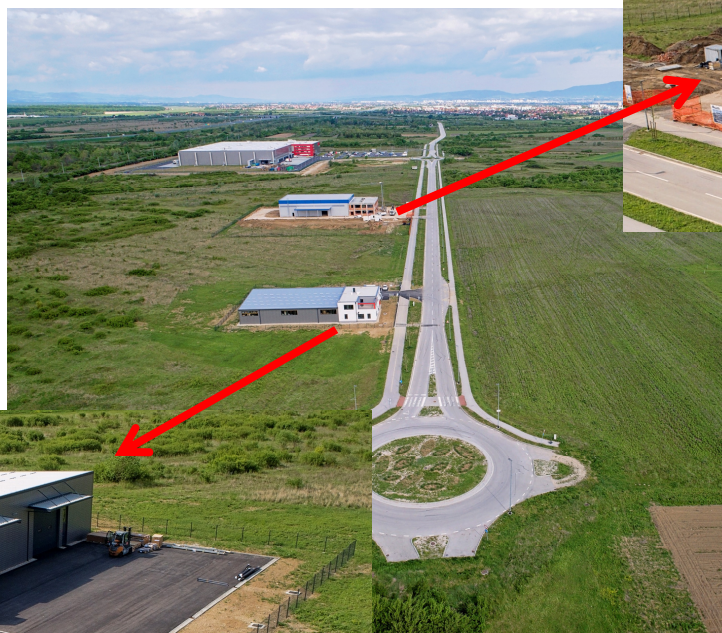
1. ATLANTIC GRUPA / KAMGRAD
2. PALCO
3. FAS LOGISTIKA



Users

➤ FAS LOGISTIKA d.o.o.

- Size of the plot approx. 2.500 m²
- Office- warehouse building
- Total floor area of the building approx. 700 m²



➤ PALCO d.o.o.

- Size of the plot approx. 10.000 m²
- Office- warehouse building
- Total floor area of the building approx. 1.730 m²



Users

➤ ATLANTIC GRUPA d.d. / KAMGRAD PROJEKT d.o.o.

- Size of the plot approx. 60.000 m²
(reservation of additional 10.000 m²)
- Office – warehouse building
- Total floor area of the building - 16.768 m²



- excellent support of the local authorities (City of Velika Gorica)
 - construction permit issued within 7 days



Users

➤ ATLANTIC GRUPA d.d. / KAMGRAD PROJEKT d.o.o.

- central logistics and distribution center (LDC)
- Value of the investment approx. **20 mil. €**



- LDC in function from December 2018
(construction started in April 2018)
- about 200 employees in 3 shifts



meridian 16 Business Park

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