

**Industrial Units to Rent inside Refurbished Warehouse
in Kötschach-Mauthen**



IPK GmbH

Industriestraße 450

Austria-9640 Kötschach-Mauthen

Industrial units to rent inside refurbished warehouse: for commercial or manufacturing use

The industrial units on offer are of different sizes with different rental rates in the to a high standard refurbished industrial warehouse. Refurbishment includes self-secured units with up-to-date fire safety standards and photovoltaic panels on the roof and sides of the property.



Company:	IPK GmbH
Object:	Commercial and manufacturing units for rent
Address:	Austria - 9640 Kötschach-Mauthen, Industriestraße 450
Zone:	Industrial zone
Availability:	4 units available

Property Description

Premises: 55,470 m², with opportunities to expand or use outdoor space

Units: The last 4 units are available for rent in this vibrant property, which consists of a total of 9 units, including an education & innovation hub with SmartLab.

Location: The object is part of the established Industrial Park Kötschach-Mauthen. Adjoining are further commercial properties and undeveloped commercial land. This provides a unique environment for a business which requires collaboration with other commercial businesses. The property is in easy reach from the main road B111 (approx. 100 m) and the town centre (approx. 600 m).



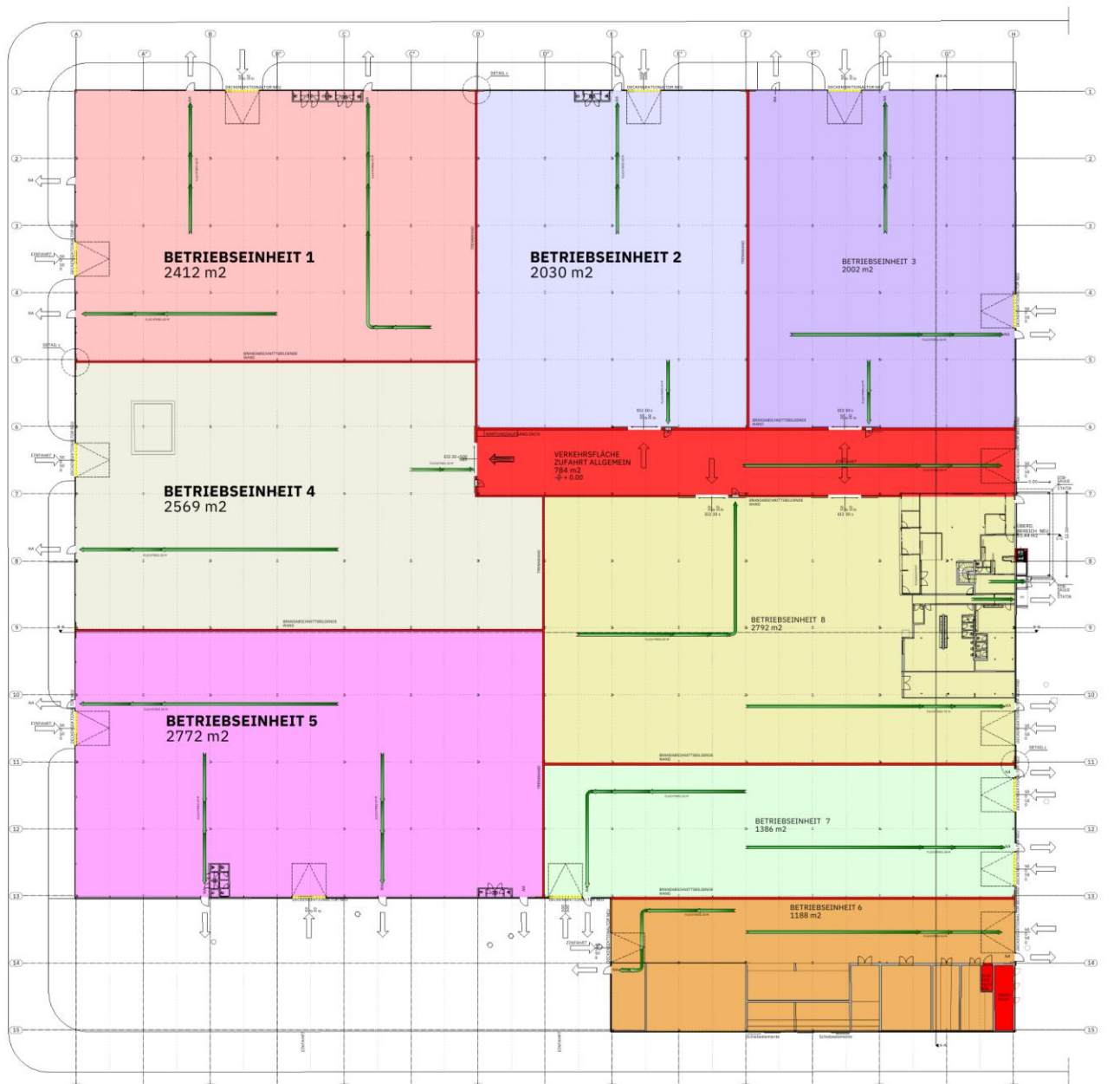
Permits

The property and the adjoining land are for commercial and manufacturing use.

The units are rented including infrastructure such as electricity, fire alarm safety and available outside space (storage and parking).

Description of Available Units

- Unit 1 2412 m²
- Unit 2 2030 m²
- Unit 4 2569 m²
- Unit 5 2772 m²



Unit Description

- 1. Flexible size:** The object has approx. 18.000 m² and is available for a variety of different uses. There are 4 units available. There is a flexibility in size depending on individual requirements. Please contact us to discuss this further.
- 2. Height:** The property has an impressive room height between 5,4 m to 7,8 m allowing for the use of high shelving units, cranes, and large machinery.
- 3. Light:** The property's large windows are made of large see-through panels. Standard lighting will be installed with an illuminance between 200-400 Lux on ground level to guarantee optimal visibility and security for staff in their working environment.
- 4. Electricity:** Each unit is connected to its own 80 kVa power outlet. This provides the electrical capacity to support business activities effectively. If required, there is the option to expand depending.
- 5. Heating:** Heating needs to be installed separately; costs are not included in the rental fee. Units can be adapted depending on individual requirements.
- 6. Bays:** The property has large gates for easy access and loading to and from the property.
- 7. Floor:** The strong industrial floor has been developed to withstand the high loads in industrial environments.
- 8. Conference and office space:** The heart of the property is an education, start-up, and innovation centre. It offers conference space, a SmartLab and co-working area and aims through its activities to provide easy access to education and increase innovation in the area. The centre is an inspiring environment for education, innovation and entrepreneurship.

Artist impression



North-east perspective



Main entrance view

Location and Accessibility

The location is within easy reach to main roads and services on the Austrian border to Italy.

Site access

Transport

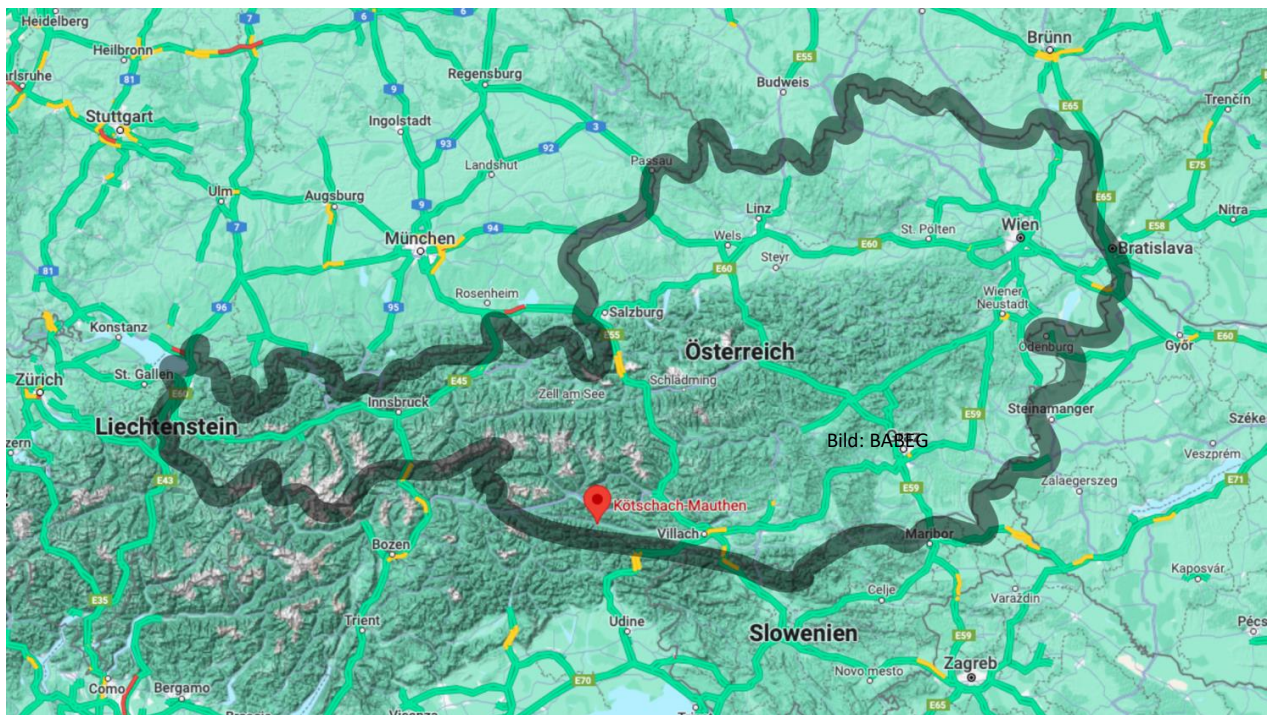
Motorway A 2	63 km
Motorway A 10	63 km
Federal road B 111	0,1 km

Airport

Klagenfurt, AT	114 km
Triest, IT	167 km
Ljublijan, SL	150 km
Venice, IT	206 km

Distances to larger cities

Villach, AT	75 km
Udine, IT	98 km
Klagenfurt, AT	113 km
Graz, AT	274 km
Munich, GE	360 km
Vienna, AT	436 km



Terms and Conditions

Rental fee:	4,56 €/m ² (pcm, netto, index bound including operating/service fee)
Operating fee:	pro rata 0,65 €/m ²
Service fee:	pro rata 0,30 €/m ²
Availability:	4 units available

Contact

The refurbished property offers a variety of opportunities in the heart of the vibrant Industrial Park Kötschach-Mauthen. We are open to discuss your specific needs with the required flexibility. We highly recommend visiting the premises yourself to discover its full potentials.

IPK GmbH

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