



Logistics Hub for Sale: Stolnik/Sofia, Bulgaria

KEY HIGHLIGHTS



30 km away from Sofia
Bulgaria, Stolnik, Stara planina str.



65 455 m² plot size



20 000 m² warehouse space



10 loading docks



16 000 pallet units (180 * 210 cm) capacity
15 000 sq.m. 4-floor mezzanine



Expansion opportunity

LOCATION & ACCESSIBILITY



City / Region:

Stolnik, Sofia

Distance from highways:

15 km to A1 Trakia –Sofia - Burgas/Istanbul

3 km to A3 Struma – Sofia - Thessaloniki

20 km to A6 Kalotina – Sofia - Belgrade

42 km to A3 Struma – Sofia - Thessaloniki

20 km to A6 Kalotina – Sofia - Belgrade

Distance from key transport points:

24 km to Sofia airport

30 km to Sofia central railway station

Proximity to neighboring countries:

90 km to Serbia border

157 km to North Macedonia border

211 km to Greece border

236 km to Romania border

280 km to Turkey border

PROPERTY KEY SPECIFICATIONS

Parameter	Value
Plot size	65 acres
Total built-up area	18 000 m ²
Warehouse space	20 000 m ²
Office area	1 711 m ²
Staff Accommodation Building	1 587 m ²
Service & Auxiliary Buildings	3 166 m ²
Parking	80+ parking spots
Staff accommodation	Accommodation for 45 employees in fully furnished one-, two- and three-bedroom apartments
Canteen capacity	150+ seats
Photovoltaic installation	200 KWh

CONDITION & TECHNICAL SPECIFICATIONS



Building structure:

Metal framework, sandwich panels, thermal insulation

Lighting:

LED, industrial

Security systems:

Integrated fire suppression system, alarm system, access control system, emergency power supply



Internet:

Fibre optic high-speed connection - from two independent sources

Other:

Newly paved internal roadways

THE OUTDOOR AREAS



THE OUTDOOR AREAS



THE OUTDOOR AREAS: VIDEO



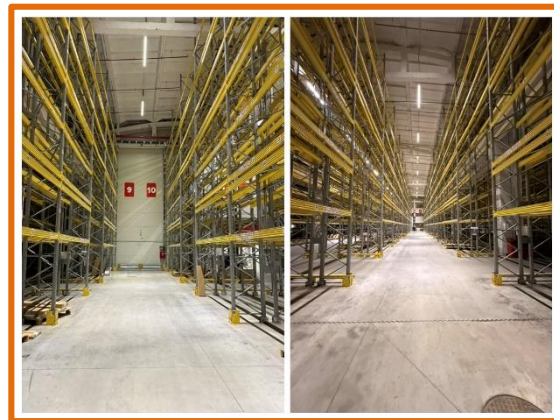
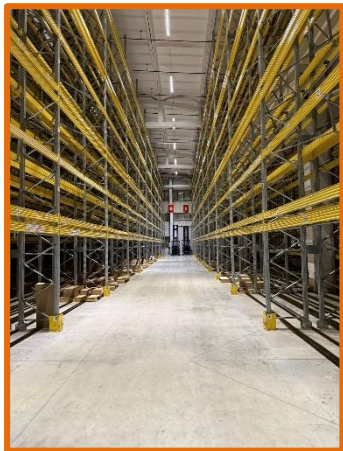
Video presentation



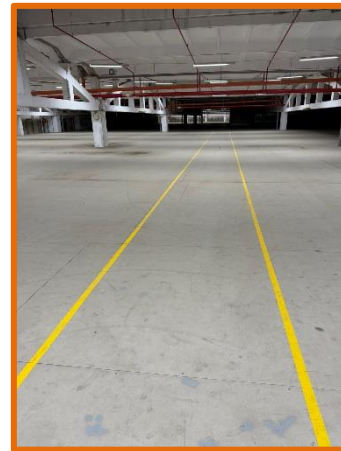
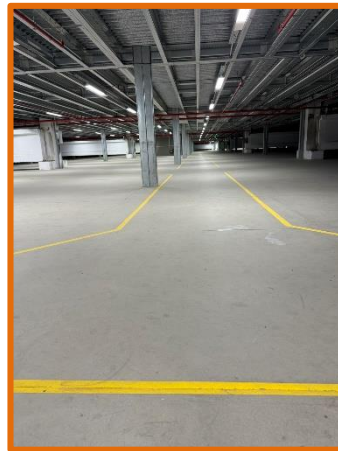
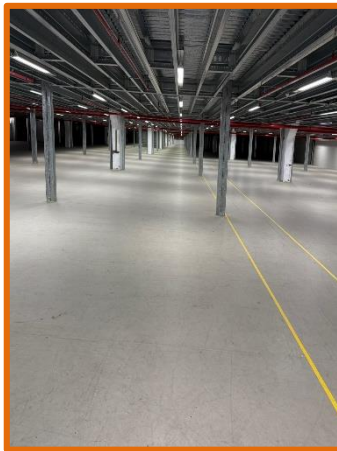
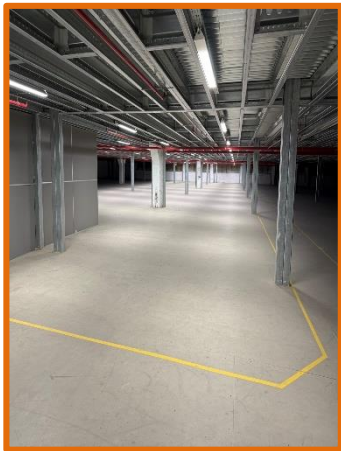
THE WAREHOUSE



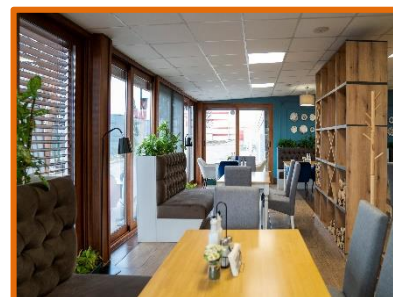
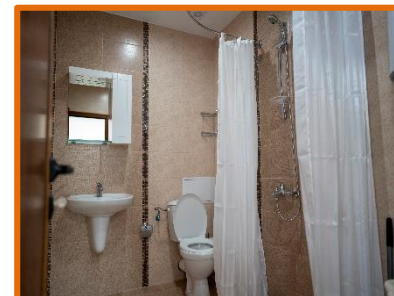
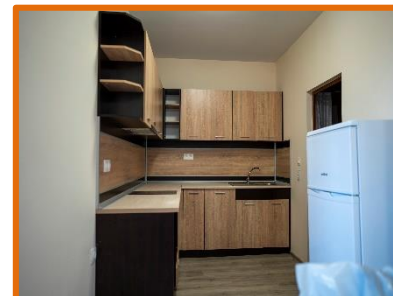
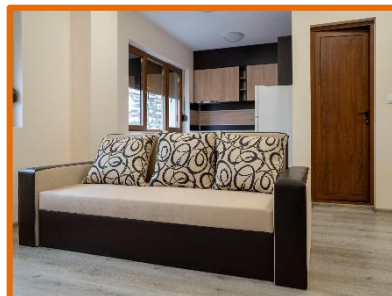
THE WAREHOUSE - capacity of 16,000 pallet spaces



THE WAREHOUSE - 4-floors mezzanine with an area of 15,000 sq.m.



Staff accommodation and canteen





Contact us



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