



**BESICO**

# Company presentation

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June 2025



# Professional international developer of real estate for lease

## **DYNAMIK HOLDING, a.s.**

Štúrova 22

949 01 Nitra

Slovakia



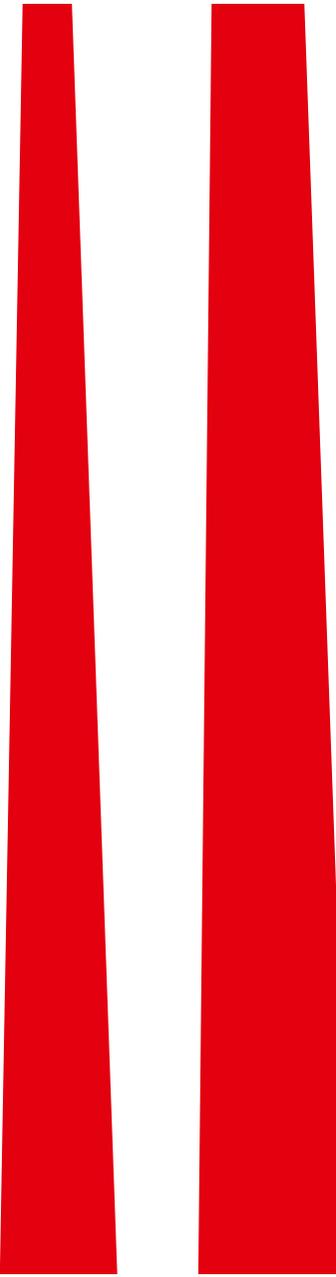
## **Rf-Technologies**

Lange Ambachtstraat 40

9860 Oosterzele

Belgium



- 
- International experiences
  - Local know-how
  - More than 15 years of cooperation
  - Strong capital background
  - Oriented on long-term cooperation
  - Building of our own portfolio
  - Comprehensive services

# ESG

Environmental  
Social  
Governance

We prioritize sustainability and diligently strive to minimize the environmental impact of our projects.





# BESICO

## BESICO Kechnec

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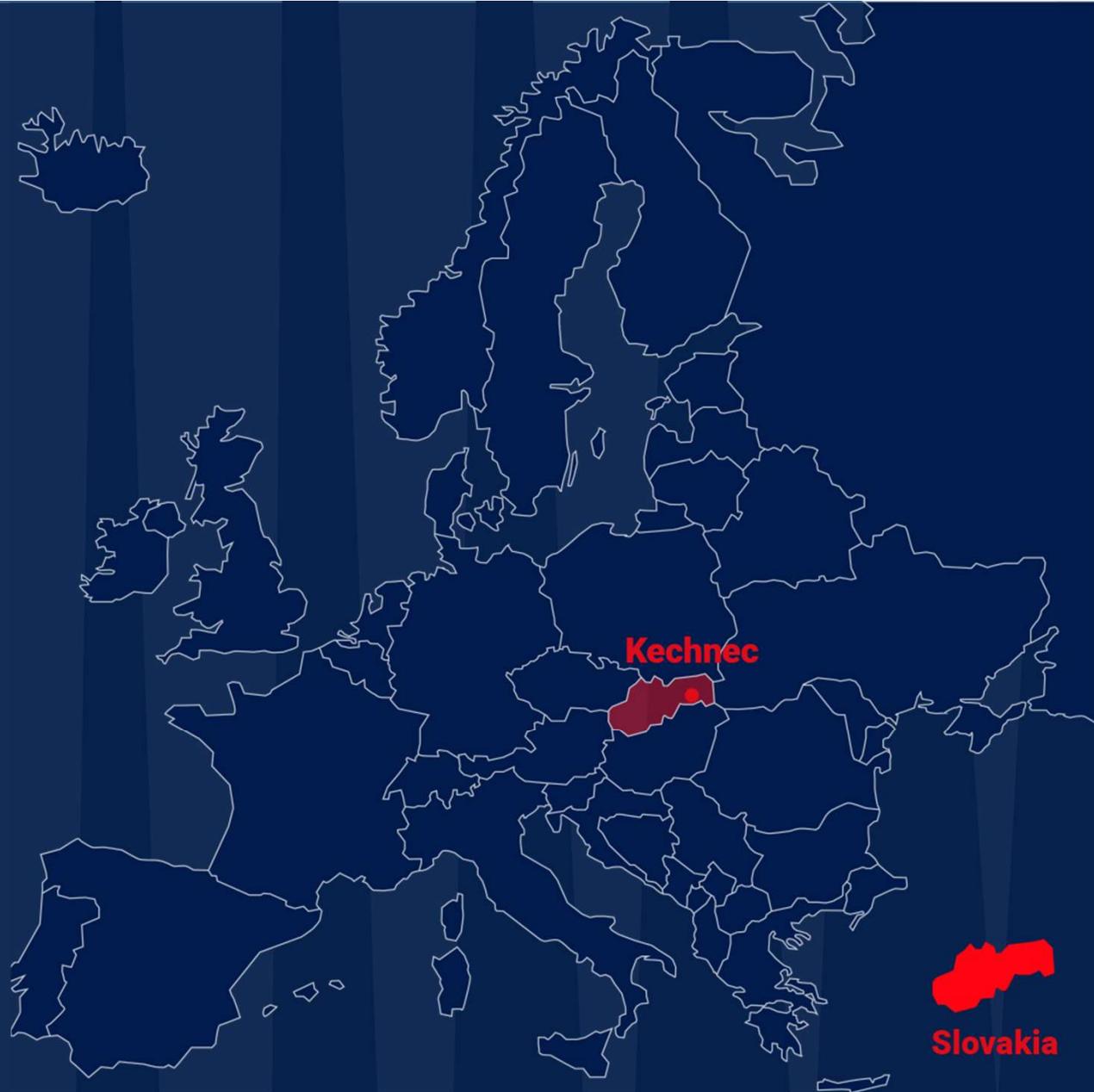
SPACE FOR LEASE  
FOR YOUR BUSINESS  
IN PERSPECTIVE LOCATION

Warehouse

Offices and social space

Light production facilities and services

[www.besico.eu](http://www.besico.eu)



# ABOUT THE PROJECT



14 min  
from Valaliky  
(Volvo)



0.5 km  
highway



23 km Košice  
international airport



45 600 m<sup>2</sup>  
total rentable area  
of production and  
warehouse



5 800 m<sup>2</sup>  
office space



parking space for  
personal cars and  
LKW



Tailor made  
solutions



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# LOCATION

## Approximative distances

Košice	20 km
Miškolc (HU)	69 km
Budapešť (HU)	243 km
Prešov	57 km
Žilina	270 km
Bratislava	465 km



# Tailor-made solutions for your logistics, industrial and commercial activities

## BESICO standard

All rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements.

### HEADQUARTER

*all administrative space built to suit plenty of parking space*

### WAREHOUSE & LOGISTICS

*high building standards from small units to big solutions according to your needs*

### PRODUCTION FACILITIES AND SERVICES

*all infrastructure on-site tailor-made solutions*

### 1. GENERAL DESIGN

The approximate area will be the following according to the lay-out. According to the needs of the tenant this area can be adjusted before carrying out the works. The structure shall be designed for the following superimposed loads in addition to any other loads required by local codes (snow, wind, etc...). The columns are standardly placed on a grid of 12 x 24 m. Standard clear height between the floor and the lowest part of the load-bearing structure in the warehouse is 12 m, the height of offices, social and canteen is 2,6m. Production / warehouse floor will be flat and suitable for forklift truck use.

### 3. INNER SPACE

All inner walls will be made of gypsum, bricks or sandwich system. If the fire protection study requires a fire-resistant wall between the office building and the production, this will be done according to local regulation. Office spaces are air-conditioned, Interior doors and wall colours are as specified by the customer. Production / warehouse floor will be flat and suitable for forklift truck use.

### 5. LIGHTS

The lighting of the production and warehouse hall will be addressed by LED lighting elements with min 250 lux according on local regulations. Offices, social and canteen: 500 lux by using recessed down lights. The lights are divided into independent control sections.

### 6. GATES

Sufficient loading ramps and gates are provided for truck loading and unloading. One truck dock with motorized insulated sectional gate 3,0 x 3,2 m per 880m<sup>2</sup> of renter warehouse / production hall. All with hydraulic bridges. One Drive-in gate 4,0 x 4,5 m. The gates will have a transparent segment at eye level.

### 7. SUSTAINABILITY

Upon request and if desired, we can work together with the tenant towards a higher standard. At basic standard parking lots will be constructed from drainage blocks. The front part will be finished with greenery.

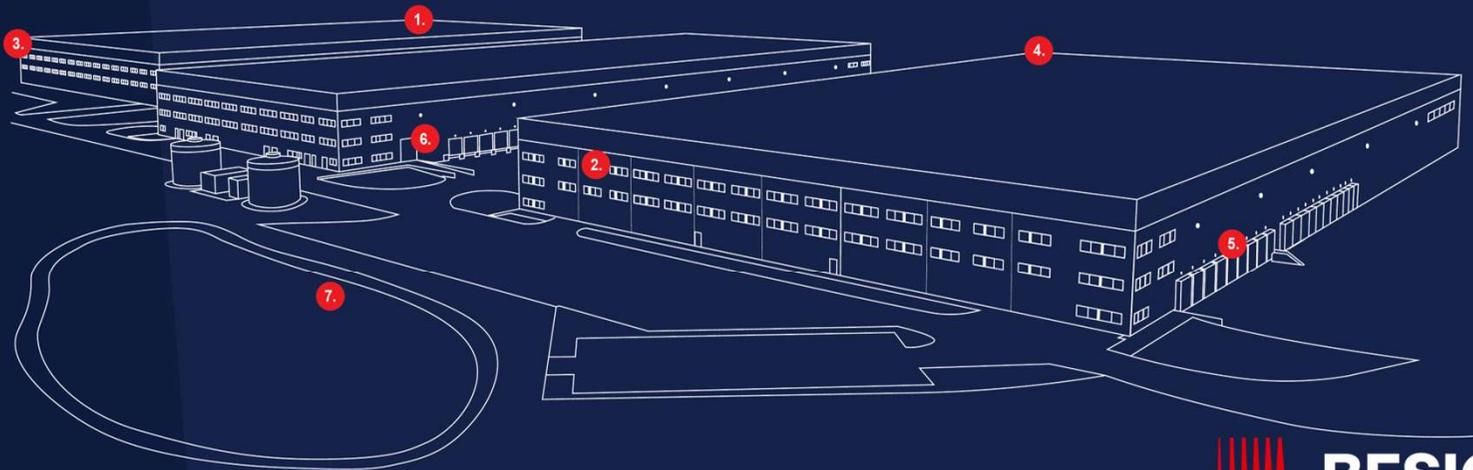
### 2. WINDOWS

Plastic frames and glass will be used for windows in the offices, social rooms and canteen.

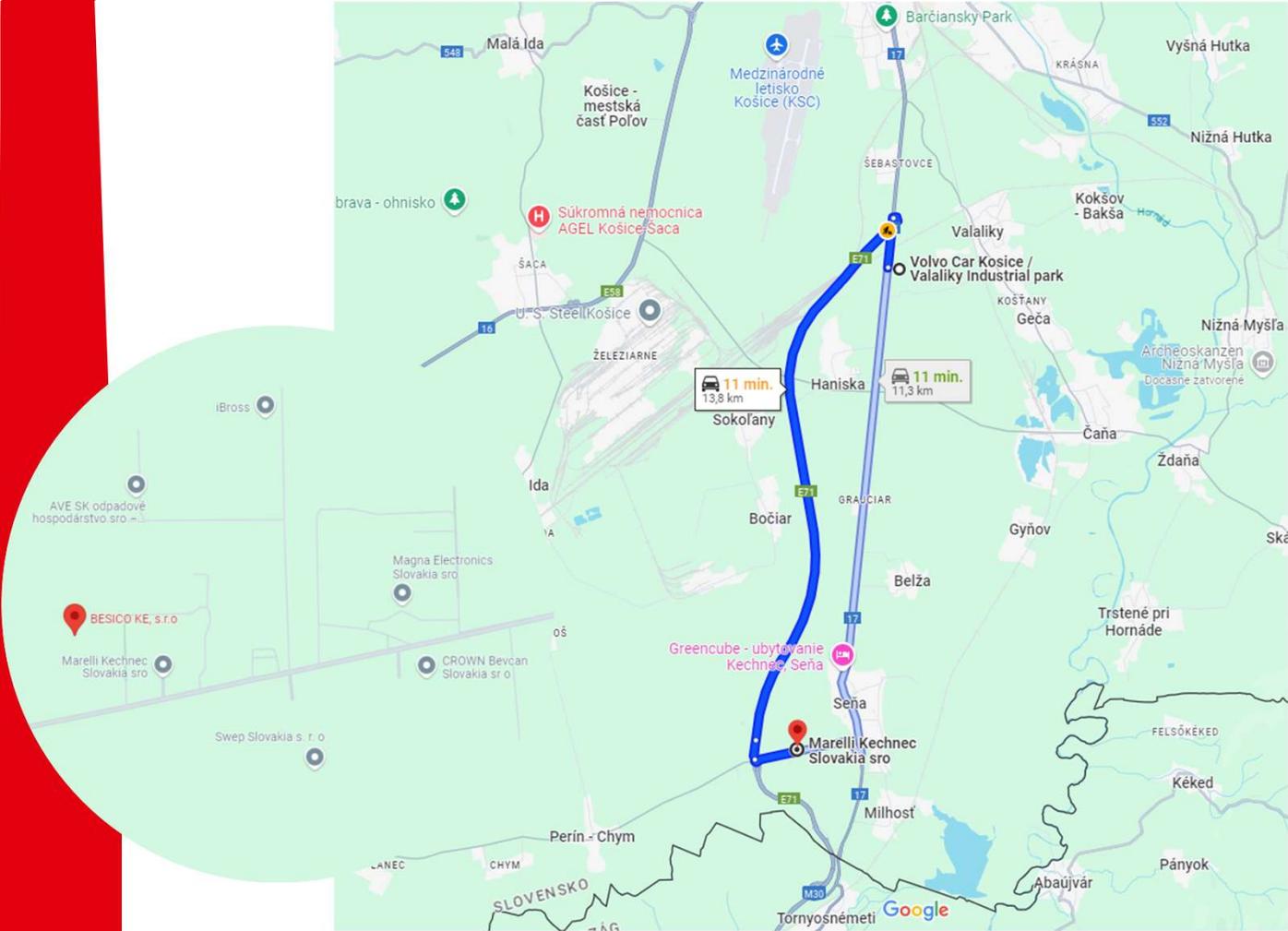
There are not planned windows in the production / warehouse hall. Preparation for external sun blind will be installed on the office part of the building. At least 2% of the roof area will be made of transparent materials, motorized opening for daily ventilation 10 % to be open able.

### 4. ROOF

The roof structure consists of loadbearing steelreinforced concrete beams, trapezoidal steel sheeting, a vapour insulation layer and thermal insulation of mineral wool segments and a top layer of waterproofing foil. Ready for photovoltaic system installation.



# PROJECT LOCATION AND SITUATION



## ESTABLISHED COMPANIES





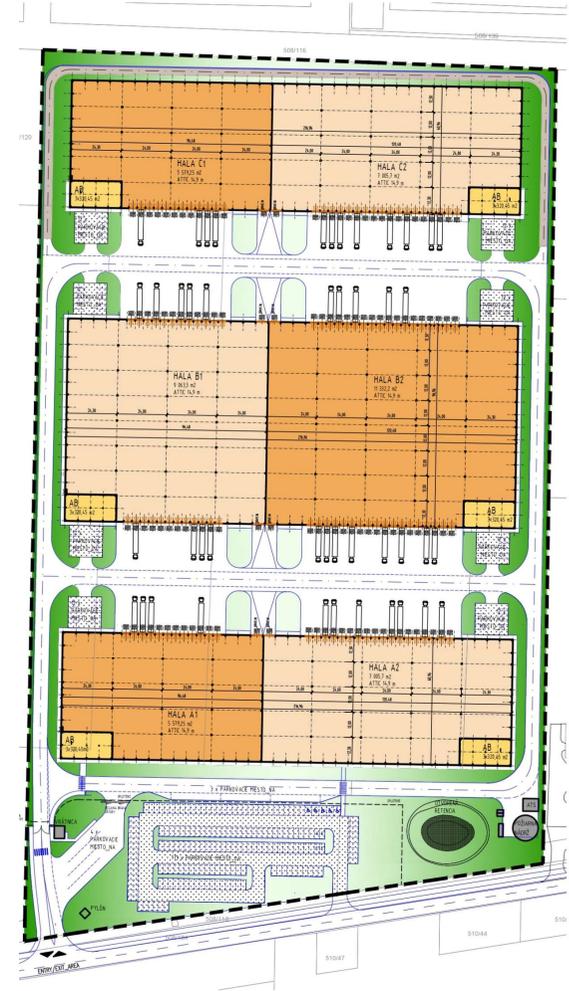
## HALL A (13 000 m<sup>2</sup>)

- Construction starts 06/2025
- Shell&Core
- Fastly available for new tenants





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# STANDARD OF REALIZED PROJECTS



**Warehouse realization BESICO - location MARTIN - outside paved areas**



**Warehouse realization BESICO - location MARTIN - warehouse**



**Warehouse realization BESICO - location MARTIN - office space**





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CONTACT:

LUCIA KVASNIČKOVÁ

Project Manager

T: +421 908 215 824

E: [lucia.kvasnickova@besico.eu](mailto:lucia.kvasnickova@besico.eu)

Štúrova 22, 949 01 Nitra

T: +421 37 31 41 501

E: [info@besico.eu](mailto:info@besico.eu)

[www.besico.eu](http://www.besico.eu)