

# VGP

## VGP PARK LUČKO

**Nova lokacija za vaše logističke,  
industrijske i komercijalne aktivnosti**

The new location for your industrial,  
commercial or logistics activities

[WWW.VGPPARKS.EU](http://WWW.VGPPARKS.EU)



# Da li vam je potrebno još prostora?

Do you need more space?

## Lokacija

Park se nalazi na samo 10 km zapadno od Zagreba i 20 km od Zračne luke Franjo Tuđman u Zagrebu, na raskrižju autocesta E-70 i E-65. Blizina autocesta i zračne luke omogućava lak pristup većim gradovima u Hrvatskoj i susjednim zemljama. To je idealna lokacija za logistiku, komercijalne usluge i proizvodnju.

## Location

The park is located just 10 km west of Zagreb and 20 km from the International Airport Franjo Tuđman Zagreb, at the junction of the E-70 and E-65 motorways. Its proximity to the motorways and the airport provides easy access to major cities in Croatia and the neighbouring countries. This is an ideal location for logistics service providers, as well as for commercial and manufacturing companies.

## Približne udaljenosti Approximate distances

Ljubljana .....	135 km
Rijeka .....	156 km
Beč/Vienna .....	367 km
Beograd/Belgrade .....	400 km



0 km



20 km



10 km



10 km



# Rješenje – ključ u ruke

Turnkey solutions



## Sjedišta kompanija i izložbeni prostor

- odlična vidljivost s autoceste
- raspoloživost kvalificirane radne snage
- lak pristup javnom prijevozu

## Skladištenje i logistika

- blizina Zagreba
- samo 150 km od najveće hrvatske luke
- brz i lak pristup autocestama
- idealna lokacija za logističke usluge širom regije



## Industrijska proizvodnja

- iskustvo industrijske proizvodnje u regiji
- raspoloživost lokalnih dobavljača
- rješenje – ključ u ruke

## Headquarters and showrooms

- excellent visibility from the motorway
- availability of skilled labour
- easy access to public transportation

## Warehouse and logistics

- close proximity to Zagreb
- only 150 km from the largest Croatian port
- easy access to two main motorways
- ideal location for logistic services throughout the region

## Production facilities

- heritage of industrial production in the region
- availability of local suppliers
- turnkey, custom-made solutions





# Situacijski plan

## Layout

Park nudi jedinice veličine već od 2 000 m<sup>2</sup> sve do rješenja prilagođenih velikim logističkim operacijama. Naši objekti su pogodni za logistiku, laku proizvodnju i komercijalne aktivnosti.

The park offers units from as small as 2,000 m<sup>2</sup> up to tailor-made solutions for large logistics operations. Our premises are suitable for logistics services, light production and commercial activities.

# 80.250 m<sup>2</sup>

Ukupna površina zemljišta

**Total land area**

# 36.850 m<sup>2</sup>

Ukupna površina za iznajmljivanje

**Total lettable area**





**A/3**  
4,070 m<sup>2</sup>

**A/2**  
4,646 m<sup>2</sup>

**A/1**  
19,537 m<sup>2</sup>

# Značajke energetske učinkovitosti i održivosti

## Energy efficiency and sustainability features

### VGP nudi visokokvalitetne objekte

Na zahtjev, svi prostori za iznajmljivanje mogu se prilagoditi u skladu sa zahtjevima budućeg zakupca. Objekti se do određene mjere mogu prilagoditi posebnim tehničkim zahtjevima zakupca, čak i ako je objekt već u izgradnji. Iskusni tim stručnjaka VGP-a će sagledati sve potrebe zakupca i osigurati uspješnu implementaciju. Mi neprekidno radimo na optimizaciji naših objekata i u kontinuitetu pratimo potrebe tržišta i tehničkog razvoja. Naravno, energetska učinkovitost i održivost su nam uvijek prioritet.

### Održivost

Kao minimum, sve naše nove zgrade bit će certificirane u skladu s BREEAM, DGNB ili LEED „VERY GOOD/SILVER“ klasifikacijom. Na zahtjev i po želji, zakupac može sudjelovati u stjecanju više razine certifikata. Osim toga, na krovu će biti pripremljena instalacija solarnih panela čime će se omogućiti proizvodnja zelene energije za našeg zakupca.

### VGP offers high-quality buildings

Upon request, 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. An experienced VGP team of experts will assess all the needs of the tenant and ensure a successful implementation. We are continuously working to optimise our buildings, and at all times with a view to the needs of the market and technical developments. Of course, energy efficiency and sustainability are always a priority.

### Sustainability

As a minimum, all our new buildings will be certified by the assessment methods of BREEAM, DGNB or LEED with a classification of VERY GOOD/SILVER. Upon request and if desired, we can work together with the tenant towards a higher certification ranking. In addition, the roof will be equipped with a solar panel installation, in principle offering on-site green energy production for our tenant.



### PHOTOVOLTAIK-ANLAGE\*

Po zahtjevu zakupca, može biti pripremljena instalacija solarnih panela dimenzioniranih u skladu s planiranom energetskom potrošnjom. Predviđeno opterećenje krovne konstrukcije obuhvaća moguću kasniju instalaciju panela. Instalacija je projektirana i realizirana u skladu s primjenjivim standardima i svi elementi (inverteri, paneli, itd.) imaju CE certifikat. Paneli se montiraju na aluminijske nosače s balastiranim sustavima za pričvršćivanje na krov u skladu s proračunatim opterećenjima.

### PHOTOVOLTAIC INSTALLATION\*

Upon request, a photovoltaic panels installation is provided that is dimensioned as per the tenant's energy consumption needs. Necessary roof load-bearing capacity reserve is standardly observed in the buildings to allow its implementation at any time. The installation is designed and executed while fully complying with applicable standards. Its elements, such as inverters and PV modules, are CE certified. The panels are placed onto the roof upon coplanar aluminium structures with ballasted fixing systems properly calculated for applicable loads.



### POSTROJENJE ZA TRETMAN VODE\*

Po zahtjevu i u skladu s mjerama unapređenja održivosti koje promoviraju međunarodni zeleni certifikati mogu se izgraditi postrojenja za pročišćavanje kišnih voda/otpadnih voda. Sustav prikuplja kišnu/otpadnu vodu u rezervoare, tretira vodu kroz industrijske filtere, a zatim dezinficira kako bi se ponovo koristila zazalijevanje, toalete i čišćenje.

### WATER TREATMENT PLANT\*

Upon request and in line with sustainability improvement measures promoted by international green label certifications, rainwater/wastewater treatment plant(s) can be built. The system collects rainwater/wastewater in reservoirs, treats the water using industrial filters, then disinfects it to be reused for gardening, toilets and cleaning.



### **PUNJAČI ZA ELEKTRIČNA VOZILA\***

Po zahtjevu zakupca moguća je instalacija stanica za punjenje električnih vozila. EV oprema za punjenje se može prilagoditi zahtjevima zakupca i uključuje potrebne priključke do glavne trafostanice objekta.

### **ELECTRIC VEHICLES CHARGING POINTS**

Upon request, electric vehicle charging stations can be provided. EV charging equipment can be adapted to the tenant's requirements and is provided with necessary infrastructure connected to the building's main transformer.



### **ZELENI KROV\***

Na zahtjev zakupca, u ranim fazama projekta može se ponuditi koncept zelenog krova (hidrosjetva ili sustav zelenih pruga), koji uključuje sve građevinske adaptacije potrebne za ovu svrhu: strukturne, sustavi za odvođenje kišnice itd. Sustavi zelenih krovova smješteni su na vodootpornoj membrani i nude benefite poput: smanjenja potrošnje energije, doprinos odvođenju kišnice i zaštitu krovnih elemenata od velikih temperaturnih promjena i ultraljubičastog zračenja.

### **GREEN ROOF\***

Upon request, a comprehensive green roof concept can be offered during the project's early stages (either hydroseeding or a vegetation strips system), including all building adaptations required for this purpose: structural, roof dewatering systems, etc. The green roof systems are placed on a waterproofing membrane and provide several benefits, such as: reducing the building's energy consumption, contributing to roof dewatering, and protecting roof elements against severe temperature fluctuations and ultraviolet radiation.

### **ZELENI ZID\***

Na zahtjev zakupca, u ranim fazama projekta može se ponuditi koncept zelene fasade, uključujući i sve potrebne građevinske adaptacije. Mogu se razmotriti modularni fleksibilni sustavi koji osiguravaju različite konfiguracije. Sustavi zelenih fasada imaju nekoliko prednosti poput smanjenja potrošnje energije i zaštite elemenata fasade od velikih temperaturnih promjena i ultraljubičastog zračenja.

### **GREEN WALL\***

Upon request, a green façade wall concept can be offered in the project's early stages that includes all required building adaptations. Modular, flexible systems providing various configurations can be considered. The green façade systems provide several benefits, such as reducing the building's energy consumption and protecting the façade elements against severe temperature fluctuations and ultraviolet radiation.



\* Može biti obezbeđeno na zahtev kupaca. Nije deo VGP standarda.

\* Provided upon tenant's request. Not included in VGP standards.

# Tehničke karakteristike i održivost

## Technical features and sustainability

### FASADA

Fasada na objektima se sastoji od predgotovljenih sendvič-panela (npr. Kingspan, Trimo) s PIR izolacijom debljine 100 mm ili ekvivalentnom s koeficijentom prolaza topline  $U = 0.222 \text{ W/m}^2\text{K}$ . Fasada je anketirana za armirano-betonske stupove.

### FACADE

The façade on warehouse buildings consists of prefabricated sandwich panels (e.g. Kingspan, Trimo) with thermal PIR insulation of ca 100 mm or equivalent. Heat transfer coefficient:  $U = 0.222 \text{ W/m}^2\text{K}$ . The façade's supporting structure is anchored to the load-bearing reinforced concrete columns.

### PROIZVODNI I SKLADIŠNI PROSTOR

Svaki zakupac ima svoje posebne zahtjeve. Naš pristup je prilagodba proizvodnih ili skladišnih prostora u skladu sa željama i potrebama naših klijenata.

### PRODUCTION AND WAREHOUSE AREAS

Every tenant has its own specific requirements. Our approach is to tailor each respective production or warehouse space precisely according to the wishes and needs of our customer.

### INDUSTRIJSKI POD

Pod u skladišnim prostorima čini monolitna betonska ploča, armirana čeličnim vlaknima. Podovi su postavljeni na nasutu podlogu (maksimalne nosivosti od najmanje 80 MPa) pokrivenu polietilenskom folijom. Maksimalno opterećenje ploče je  $70 \text{ kN/m}^2$ . Površina poda je strojno obrađena i ojačana (poravnanje površine je u skladu s DIN 18202, Tablica 3, linija 4.)

### INDUSTRIAL FLOOR

Warehouse floors are constructed of a monolithic concrete slab, reinforced with steel fibres. Floors are laid on a compacted subgrade (maximum load of at least 80 MPa) covered with a PE separation foil. The maximum load-bearing capacity of floor slabs is  $70 \text{ kN/m}^2$ . Floor surfaces are hardened and power trowelled. (Surface flatness is in accordance with DIN 18202, Table 3, line 4.)

### PRETOVARNA TEHNIKA

Osigurano je dovoljno rampi za utovar i istovar kamiona. Standardna panelna vrata imaju dimenzije od  $3.0 \times 3.5 \text{ m}$  i opremljena su prozorom. Zaštitni gumeni elementi i automatske hidraulične rampe kapaciteta  $60 \text{ kN}$  su također standardni.

### GATES

Sufficient loading ramps and gates are provided for truck loading and unloading. Standard sectional doors have dimensions  $3.0 \times 3.5 \text{ m}$  and are equipped with a viewing window to the outside. Rubber dock shelters outside and fully automatic hydraulic levelling bridges with a loading capacity of  $60 \text{ kN}$  are also standard.

### PROZORI

Svi prozori u administrativnim prostorima objekta su od aluminijskih profila, s trima komorama i temperaturnim prekidom, plastificirani u željenoj boji (RAL). Izolacijska stakla imaju koeficijent prolaza topline  $U = 1.1 \text{ W/m}^2\text{K}$ .

### WINDOWS

All window units in administrative areas are made of thermally separated 3-chamber aluminium sections with a powder-coated and coloured surface (RAL). Insulated glazing meets a heat conductivity level of  $U = 1.1 \text{ W/m}^2\text{K}$ .

### NOSEĆA KONSTRUKCIJA

Nosiva konstrukcija objekata je napravljena od predgotovljenih armirano-betonskih elemenata. Stupovi su uobičajeno pozicionirani na površini od  $12 \times 24 \text{ m}$  ( $16 \times 24 \text{ m}$ ). Standardna korisna visina između poda i najnižeg dijela grede iznosi min. 12 m.

### SUPPORT STRUCTURE

The load-bearing system of the buildings is made of prefabricated reinforced concrete. The columns are standardly placed on a grid of  $12 \times 24 \text{ m}$  ( $16 \times 24 \text{ m}$ ). The standard clear height between the floor and the lowest part of the load-bearing structure in the warehouse is min. 12 m.



## KROVNE KUPOLE

Najmanje 2 % površine krova bit će napravljeno od prozirnih materijala. Ovi prozori, kupole, staklene površine ili slični elementi su projektirani u skladu s protupožarnim i higijenskim zahtjevima. Protudimni ventilacijski sustavi se instaliraju u skladu sa zakonom.

## SKYLIGHTS

At least 2% of the roof area will be made of transparent materials. These roof windows, skylights, glass panes or similar elements are designed in accordance with fire and hygienic requirements. Automatic systems for smoke removal are installed if required by law.

## KROV

Krovna struktura se sastoji od nosivih armirano-betonskih greda, trapezoidnog čeličnog lima, paropropusne membrane i termoizolacije od preklapljenih PIR segmenata ili mineralne termoizolacije prekrivene vodootpornom folijom. PIR izolacija krova ima koeficijent  $U = 0.24 \text{ W/m}^2\text{K}$ .

## ROOF

The roof structure consists of load-bearing steel-reinforced concrete beams, trapezoidal steel sheeting, a vapour insulation layer, and thermal insulation PIR segments with interlocking joints or, alternatively, mineral insulation and a top layer of waterproofing foil. Roof insulation with PIR is  $U = 0.24 \text{ W/m}^2\text{K}$ .

## RASVJETA

Skladišni prostori su opremljeni energetske učinkovitim rasvjetom s intenzitetom svjetlosti od 200 lumena u prostoru između regalnih polica i 300 lumena u komisijskom prostoru. Pri projektiranju rasvjete u obzir se uzima odsjaj. Kontrola rasvjete je podijeljena u nezavisne sekcije.

## LIGHTS

Warehouse areas are equipped with energy efficient lights with a light intensity of 200 lux in the space between shelf units and 300 lux in the picking area. Anti-glare criteria are considered in the lighting design. The lights are divided into independent control sections.



## PROMETNE POVRŠINE

Svi pristupni putevi za kamione, uključujući parking i prostore za manipulaciju su adekvatno dimenzionirani kako bi se osiguralo dovoljno prostora za manevriranje vozilima dužine 18 m pod punim teretom. Svi pristupni putevi i parkirna mjesta za kamione napravljeni su od behaton ploča. Površina prostora za utovar (do 18 m od ulaza) se izvodi od betona.

## PAVED SURFACES

All access ways for trucks, including parking and manipulation spaces, are adequately dimensioned to provide fully loaded 18 m vehicles sufficient space to manoeuvre. All access ways and parking places for trucks are made of interlocking concrete tiles. The area of the loading yard (up to 18 m before the loading gates) is executed as a concrete surface.

## UREDSKI PROSTOR

Uredski prostori su klimatizirani uz spuštene kasetne stropove s panelima od mineralnih vlakana. U skladu sa zahtjevima zakupca, podovi su prekriveni visokokvalitetnim i trajnim tapisionima, pločicama ili linoleumom. Boje unutarnjih vrata i zidova su također izbor zakupca.

## OFFICE SPACE

Office spaces are air-conditioned, and feature dropped ceilings with inlaid mineral fibre panels. According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum. Interior doors and wall colours are executed according to the customer's wishes.

## BETONSKI PARAPET

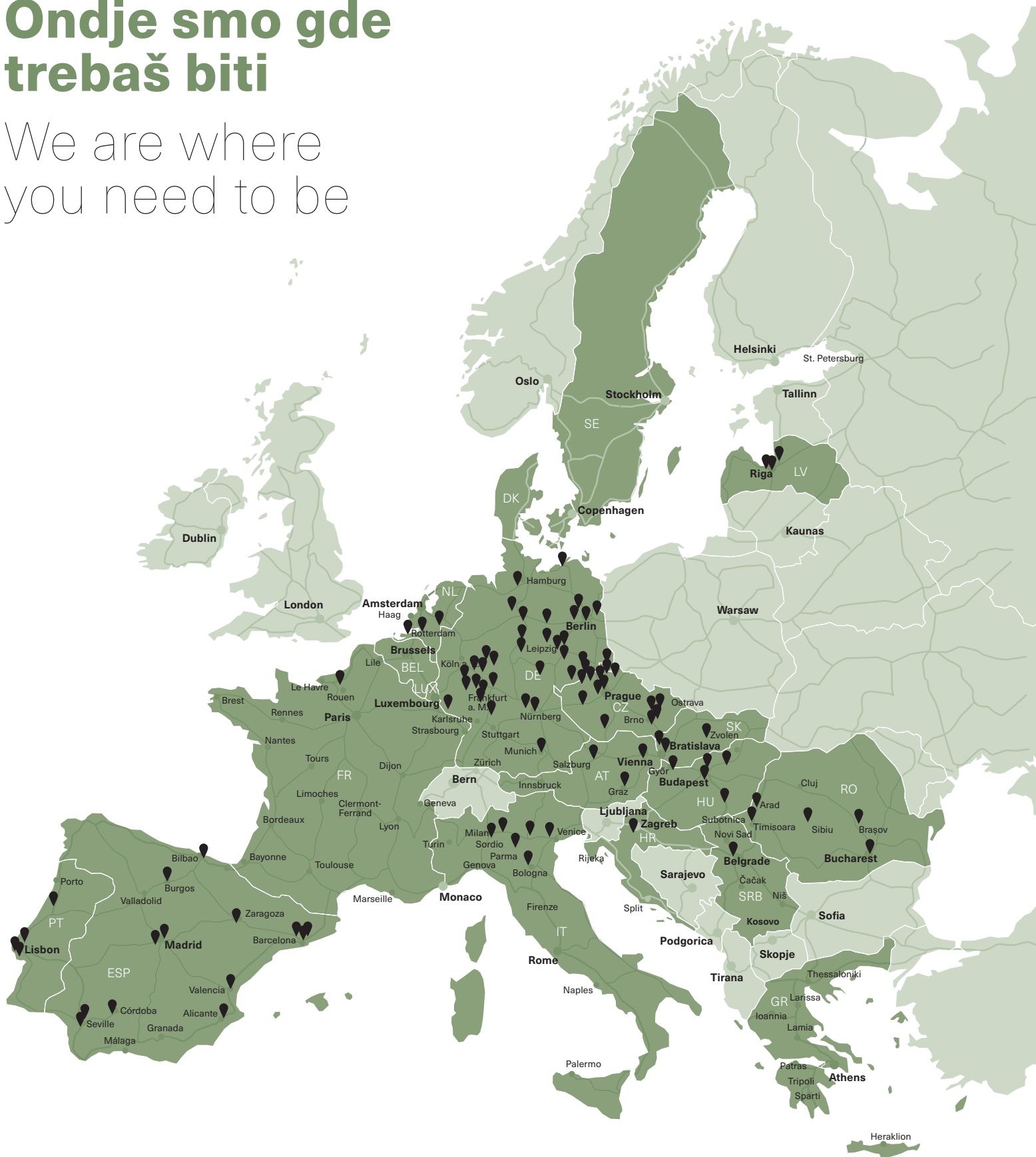
Betonski parapet visine od 500 mm iznad betonske ploče postavlja se oko cijelog obujma skladišnog prostora kako bi se fasada zaštitila od oštećenja.

## CONCRETE PLINTH

A concrete plinth with height of 500 mm above the concrete floor is constructed around the whole perimeter of the warehouse to protect the façade against damage.

# Ondje smo gde trebaš biti

We are where  
you need to be



## VGP parkovi u Europi / VGP Parks in Europe

Berlin, Berlin-Wüstermark, Berlin Oberkrämer, Bingen, Bischofsheim, Bobenheim-Roxheim, Chemnitz, Dresden, Einbeck, Erfurt, Frankenthal, Giessen-Buseck, Giessen-Lützellinden, Giessen Am Alten Flughafen, Ginsheim-Gustavsburg, Göttingen, Halle, Hamburg, Höchststadt, Honow, Laatzen, Leipzig, Leipzig-Borna, Leipzig-Flughafen, München, Rodgau, Rostock, Schwalbach, Soltau, Magdeburg-Sülzetal, Wetzlar, Wiesloch-Walldorf, Hochheim, Bernau, Koblenz, Nürnberg / Ķekava, Riga / Córdoba, Fuenlabrada, Granollers, La Naval, Lliça d'Amunt, Martorell, San Fernando de Henares, Sevilla, Ciudad de la Imagen, Valencia Cheste, Zaragoza / Moerdijk, Nijmegen, Roosendaal / Calcio, Padova, Parma, Reggio Emilia, Sordio, Valsamoggia, Verona, Legnano, Paderno Dugnano / Graz, Laxenburg / Loures, Santa Maria da Feira, Sintra, Montijo / Brno, České Budějovice, Český Újezd, Hrádek nad Nisou, Chomutov, Jeneč, Kladno, Liberec, Olomouc, Plzeň, Prostějov, Tucheměřice, Ústí nad Labem, Vyškov / Bratislava, Malacky, Zvolen / Alsónémedi, Budapest, Győr, Hatvan, Kecskemét / Arad, Brasov, Bucharest, Sibiu, Timișoara / Belgrade / Rouen / Lučko

# VGP Park Lučko





## Fokusirani na vaše potrebe

Focused on  
your needs

### Osjetite puls našeg vremena

Ukoliko se želite fokusirati na svoju osnovnu djelatnost i osigurati dugoročni razvoj svoje kompanije, tada su vam potrebni objekti za skladištenje i proizvodnju odmah pored transportnih koridora. Ovakav pristup štedi vrijeme i novac koji bi bili izgubljeni kroz uvećane udaljenosti transporta. Pomogli smo brojnim liderima na tržištu da ispune svoje vizije o pristupačnosti, standardu objekata i idealnom logističkom plasmanu. Također, možemo se pobrinuti za upravljanje vašim zakupljenim prostorom i, kako vaša kompanija raste, pripremiti vaš sljedeći projekt.

### Feel the pulse of our times

If you are to focus on your core business and ensure your firm's long-term development, then you need storage and production buildings directly alongside the transportation arteries. This saves time and money that would otherwise be wasted due to long transportation distances. We have helped many market leaders to fulfil their visions for accessibility, facilities standard and ideal logistical placement. We also can attend to managing your leased buildings, and, as your company grows, we can prepare your next project.



## Sve što vam treba

Volimo kompanije koje znaju što rade. Svoje brige oko razvoja, usluga i čišćenja možete prepustiti nama kako biste se fokusirali isključivo na svoje poslovanje. Odmah ćete primijetiti prednosti partnerstva s nama. Zajedno ćemo razviti vaš projekt i pratiti vas od dizajna do završetka izgradnje. S VGP-om, kompanijom s bogatim iskustvom i uspješnom povijesti, znate da imate snažnog partnera na svojoj strani. Garantiramo da će vaši objekti i infrastruktura biti izgrađeni po najsuvremenijim standardima.

## Everything you need

We like companies that know what they are doing. You can leave your worries about development, services and cleaning to us in order to focus just on your business. You will notice the benefits of our partnership right away. We will develop your project with you and accompany you from design through the complete construction. With VGP, a company with abundant experience and a successful history, you know you have a strongly capitalised partner on your side. We guarantee that your buildings, facilities and infrastructure will be built according to state-of-the-art standards.



## Objekti krojeni za vašu kompaniju

Kako biste maksimalno iskoristili prednosti svoje kompanije, potrebni su vam dovoljno veliki i kvalitetni objekti. VGP je snaga koja stoji iza najmodernijih i najvećih logističkih i industrijskih parkova u centralnoj i istočnoj Europi. Tim VGP profesionalaca će kreirati objekte precizno prilagođene vašim potrebama tako da hala može sadržavati, pored skladišnog prostora ili proizvodnih linija, uredske i tehničke prostore.

## Tailored facilities for your company

To make the most of your company's strengths, you need sufficiently large and high-quality facilities. VGP is the force behind Central and Eastern Europe's most modern and largest logistics and industrial parks. A team of VGP professionals will create facilities precisely tailored to your needs, so the hall can contain, in addition to warehousing or production lines, also offices and technical facilities.



# VGP Park Lučko

**Radujemo se što  
ćemo Vas uskoro  
dočekati u našem  
parku VGP Lučko**

VGP Park Lučko se nalazi pored autocesta M-70 i M-65 u neposrednoj blizini Zračne luke Franjo Tuđman u Zagrebu i samo 10 km zapadno od centra grada

**Looking forward  
to welcoming  
you soon in our  
VGP Park Lučko**

VGP Park Lučko is located next to the M-70 and M-65 motorways in close proximity to the Zagreb International Airport and just 10 km west of the city centre.



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