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Visualisation of how the site could look after reconstruction

KRENG PROJECT · PRODUCTION AND LOGISTICS · 2026

Industrial Hall in Oravská Polhora

former sawmill site · Družstevná Street · Oravská Polhora, Orava

BUILDINGS

hall

+ timber store and yard

FACILITIES

offices

changing rooms, WC and storage

POTENTIAL

production

logistics and warehousing

A project by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A former sawmill site with new potential

The Industrial Hall is a KRENG Corporation project on a former sawmill site on Družstevná Street in Oravská Polhora, in the Orava region. The site consists of a masonry hall with offices, changing rooms, WCs and storage, a timber store and a paved yard. Until a few years ago, a company operated here.

Today the site is out of operation and awaiting reconstruction. That is exactly why it offers room for a new use – a logistics or production hall with office facilities.







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02 THE SITE IN NUMBERS

A hall with facilities on Družstevná Street

The former sawmill site combines a hall with office and staff facilities, a timber store and paved areas with access for lorries.

Hall

masonry
with offices

Facilities

offices
changing rooms, WC, storage

Store

timber
next to the hall

Yard

paved
concrete slab area

KEY FACTS

Address	Družstevná Street, Oravská Polhora – Námestovo district
Original use	sawmill, in operation until recently
Hall	masonry hall with entrance gates
Facilities	offices, changing rooms, WC, storage
Other structures	timber store, paved concrete yard
Transport	road I/78 ≈ 0.7 km
Potential	**logistics or production hall after reconstruction**



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03 CURRENT CONDITION

The Industrial Hall today

The photographs show the current condition of the site. The buildings are out of operation and ready for reconstruction – the load-bearing structures and layout of the hall remain intact.













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04 LOCATION ON THE MAP

The site in its wider area and on the map of Slovakia

The site lies in Oravská Polhora in Upper Orava, less than a kilometre from road I/78 and close to the border crossing into Poland.



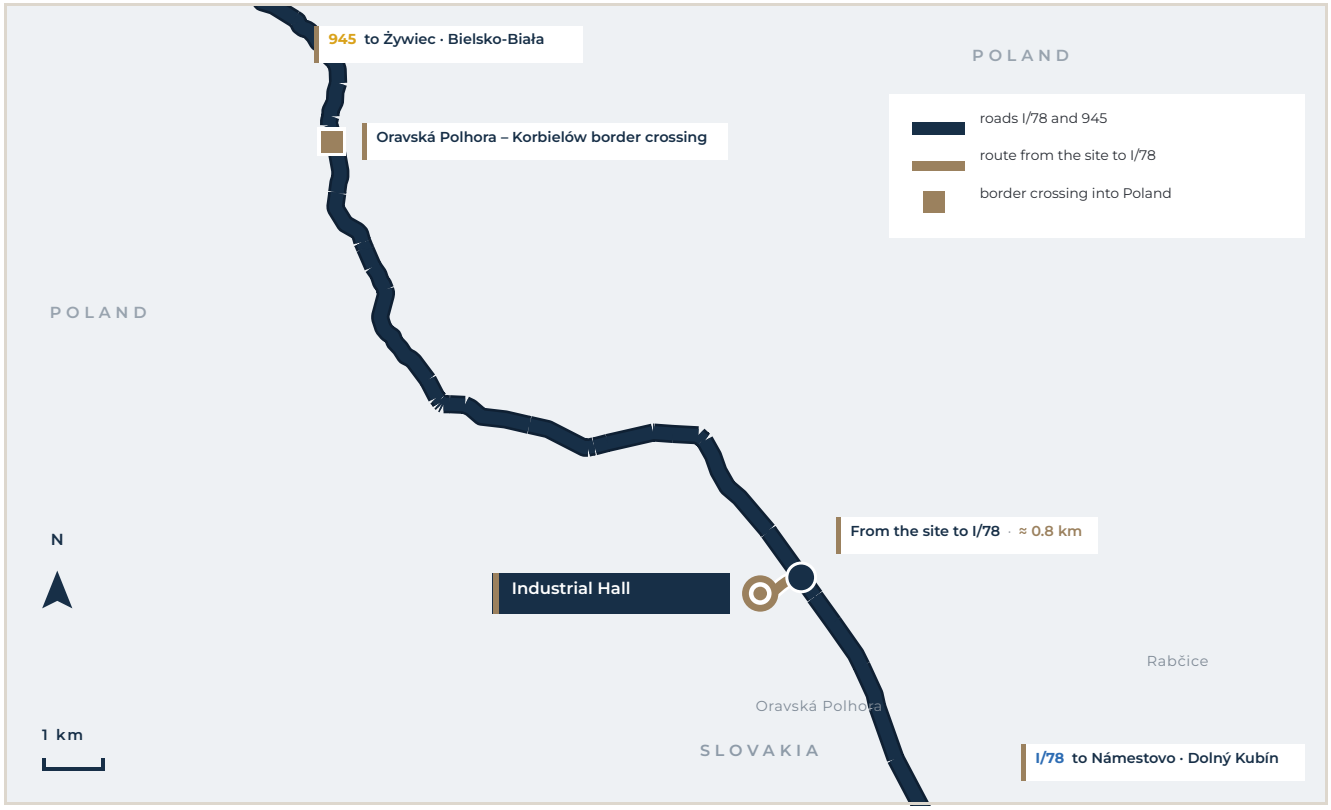


05 ACCESSIBILITY

Road network connection

Road I/78 is only about 0.8 km from the site. It leads south to Námestovo and Dolný Kubín, and north via the Oravská Polhora – Korbielów border crossing into Poland.

DIRECT CONNECTION TO ROAD I/78



© OpenStreetMap

REGIONAL CONNECTIONS



DISTANCES

as the crow flies

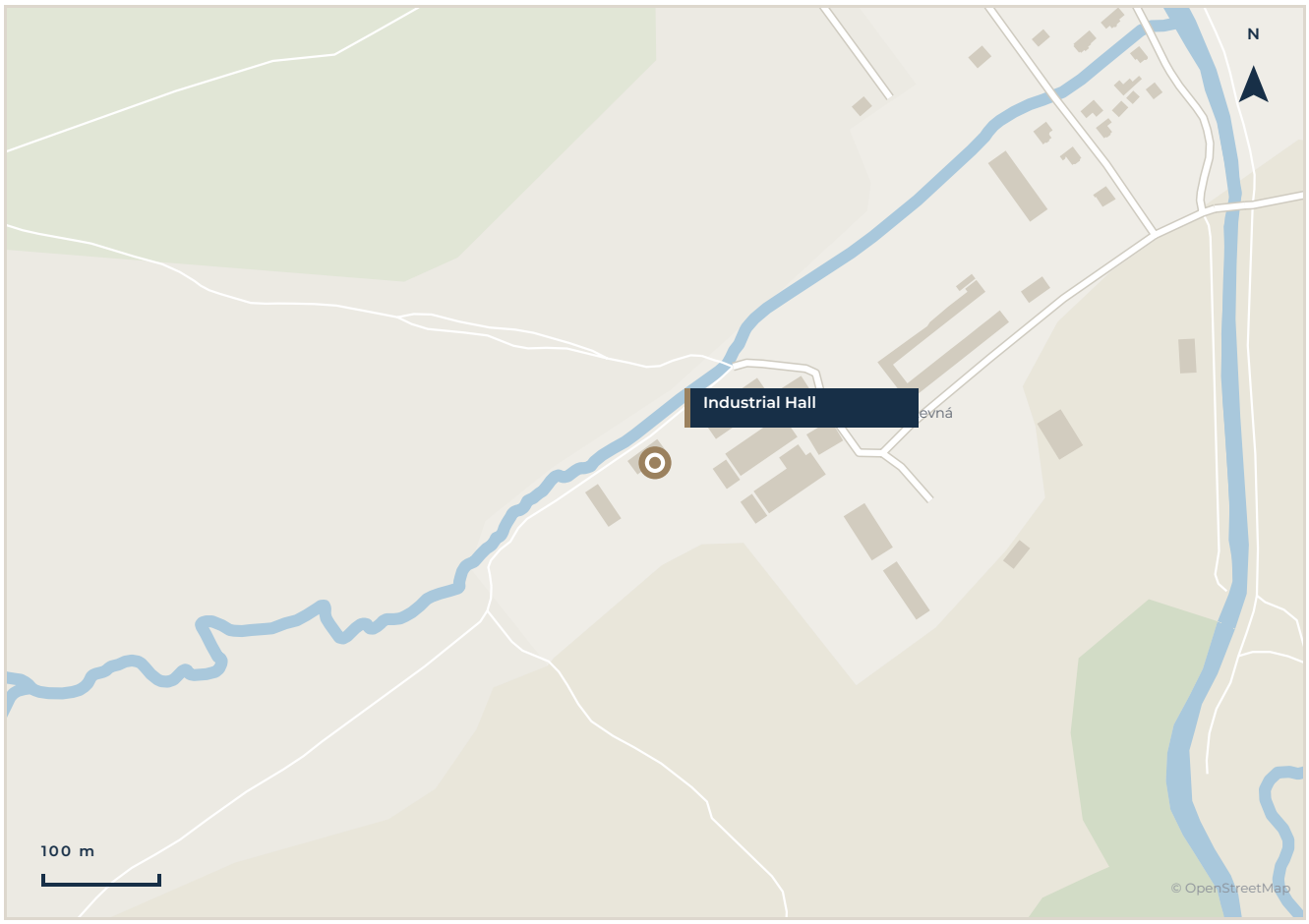
Námestovo	12 km
Dolný Kubín	35 km
Žilina	60 km
Bielsko-Biała	44 km
Kraków	70 km
Katowice	88 km
Poprad	81 km
Bratislava	229 km

The Oravská Polhora – Korbielów border crossing is 10 km away.

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06 LOCATION

The site on Družstevná Street



The site stands on Družstevná Street, away from the village's residential area, next to other production and storage sites. It is surrounded by meadows and fields – leaving room for possible expansion.

A paved concrete road leads to the site and is easily passable even for lorries. Road I/78 is approximately 0.7 km away.

SITE LOCATION

Municipality	Oravská Polhora
District	Námestovo
Street	Družstevná
Road I/78	≈ 0.7 km
Polish border	≈ 10 km





07 SITE PLAN

Layout of the buildings

An aerial view of the site: the masonry hall with facilities, the adjoining timber store and the paved concrete area along the access road.



1 Hall

offices, changing rooms, WC and storage

2 Timber store

covered store adjoining the hall

3 Yard

paved concrete area and access





FACILITIES AND UTILITIES

The hall contains offices, changing rooms, WCs and storage. The site previously served a sawmill operation – we recommend verifying the condition of the utility connections during a site visit.

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08 BUILDING 1 OF 2

A hall with facilities





BUILDING DESCRIPTION

A masonry hall with large entrance gates and a gable roof. Inside is an open hall space with steel beams, suitable for storage, a workshop or production.

Adjoining the hall are facilities with offices, changing rooms, WCs and storage. The building is currently out of operation and requires reconstruction of the roof, facade and interiors.

PARAMETERS

Type	masonry hall
Access	large gates
Facilities	offices, changing rooms
Sanitary	WC
Condition	**for reconstruction**

POSSIBLE USES

Logistics

Storage and distribution with direct vehicle access.

Production

A workshop or light production in the open hall.

Offices

Offices and changing rooms for staff.

INTERIOR – CURRENT CONDITION









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08 BUILDING 2 OF 2

Timber store and yard





BUILDING DESCRIPTION

The timber store with a metal roof adjoins the masonry hall. It previously served as the sawmill's covered store for timber and materials.

The buildings are surrounded by a paved concrete area with an access road. Once cleared and refurbished, it will provide space for handling, parking and outdoor storage.

PARAMETERS

Type	timber store
Roof	metal
Yard	concrete slab area
Access road	paved road
Condition	for reconstruction

POSSIBLE USES

Covered store

Covered storage of materials.

Handling

Area for loading and turning vehicles.

Parking

Spaces for cars and vans.

FURTHER VIEWS – CURRENT CONDITION







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09 VISION FOR THE SITE

How the site could look after reconstruction

On the left the site today, on the right a visualisation of one option after reconstruction – a modern storage and production hall with facilities, a new asphalt yard and parking. The final design will be adapted to its future use.













10 SITE POTENTIAL

Logistics, production and storage

The site offers an existing hall, facilities and outdoor areas that will serve a new purpose after reconstruction. The site is suitable for logistics, storage and light production.

Logistics hall

Storage and distribution with good links to road I/78 and the border crossing into Poland.

Production hall

An open hall space for a workshop, light production or assembly, with staff facilities.

Offices

facilities in the hall

Changing rooms, WC

for staff

Yard

handling and parking

STEP 1
Site
existing hall

STEP 2
Reconstruction
hall and yard

STEP 3
New use
logistics, production

STEP 4
Operation
operating site



11 SITE STRENGTHS

Strengths of the Industrial Hall

An existing site with a hall and facilities – at significantly lower cost than a greenfield development.

01

Existing hall

A masonry hall with gates, ready for reconstruction.

02

Facilities

Offices, changing rooms, WCs and storage within the hall.

03

Industrial tradition

A former sawmill site, in operation until recently.

04

Accessibility

Road I/78 ≈ 0.7 km, close to the border crossing into Poland.

05

Space

A timber store and paved yard for handling and parking.

06

Added value

Reconstruction will create a modern logistics or production hall.



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The Industrial Hall in Oravská Polhora is part of KRENG Corporation's project portfolio. We will be happy to provide more information about the project and arrange a site visit in person.

A PROJECT BY

KRENG Corporation

info@krengestate.com · www.krengestate.com

KRENG PROJECT · INDUSTRIAL HALL · ORAVSKÁ POLHORA