KRENG
CORPORATION



KRENG PROJECT · RENTAL, PRODUCTION AND LOGISTICS · 2026

Majer Complex in Banská Bystrica

storage, production and logistics complex · Stavebná Street · Banská Bystrica

OCCUPANCY

100 %

the entire complex is let

BUILDINGS

Halls

workshops, stores, offices, yard

POWER

own transformer

water and sewerage on site

A project by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A fully let complex with production potential

The Majer Complex is a KRENG Corporation project on Stavebná Street in the Majer district of Banská Bystrica. It consists of a large hall, a production hall, an operations building with a metalwork shop, a car workshop and stores, and an extensive yard with a parking area and a weighbridge. The entire complex is currently let.

Its main use is rental, together with the option to use the site for production or logistics. The complex has its own transformer station, water and sewerage.





02 THE COMPLEX IN NUMBERS

A fully let complex on Stavebná Street

The Majer complex is fully let today. On an enclosed plot with a gatehouse stand a large hall, a production hall and an operations building with workshops, stores and an office; in the middle is a lorry parking area with a weighbridge.

100 %

occupancy
the entire complex is let

Use

storage, production
halls, workshops, parking area

Power

own transformer station
power for production

Utilities

water and sewerage
on site

KEY FACTS

Address	Stavebná Street, Banská Bystrica – Majer
Entrance	gatehouse with entry from Stavebná Street
Halls	large hall by the transformer station, production hall – steel bending
Operations building	metalwork shop, car workshop, stores, changing room and kitchenette
Yard	parking area, weighbridge, containers
Utilities	own transformer station, water, sewerage
Potential	**rental, production and logistics**



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03 CURRENT CONDITION

The Majer Complex today

The photographs show the current condition of the complex. All buildings are in operation and the site is fully used by tenants.











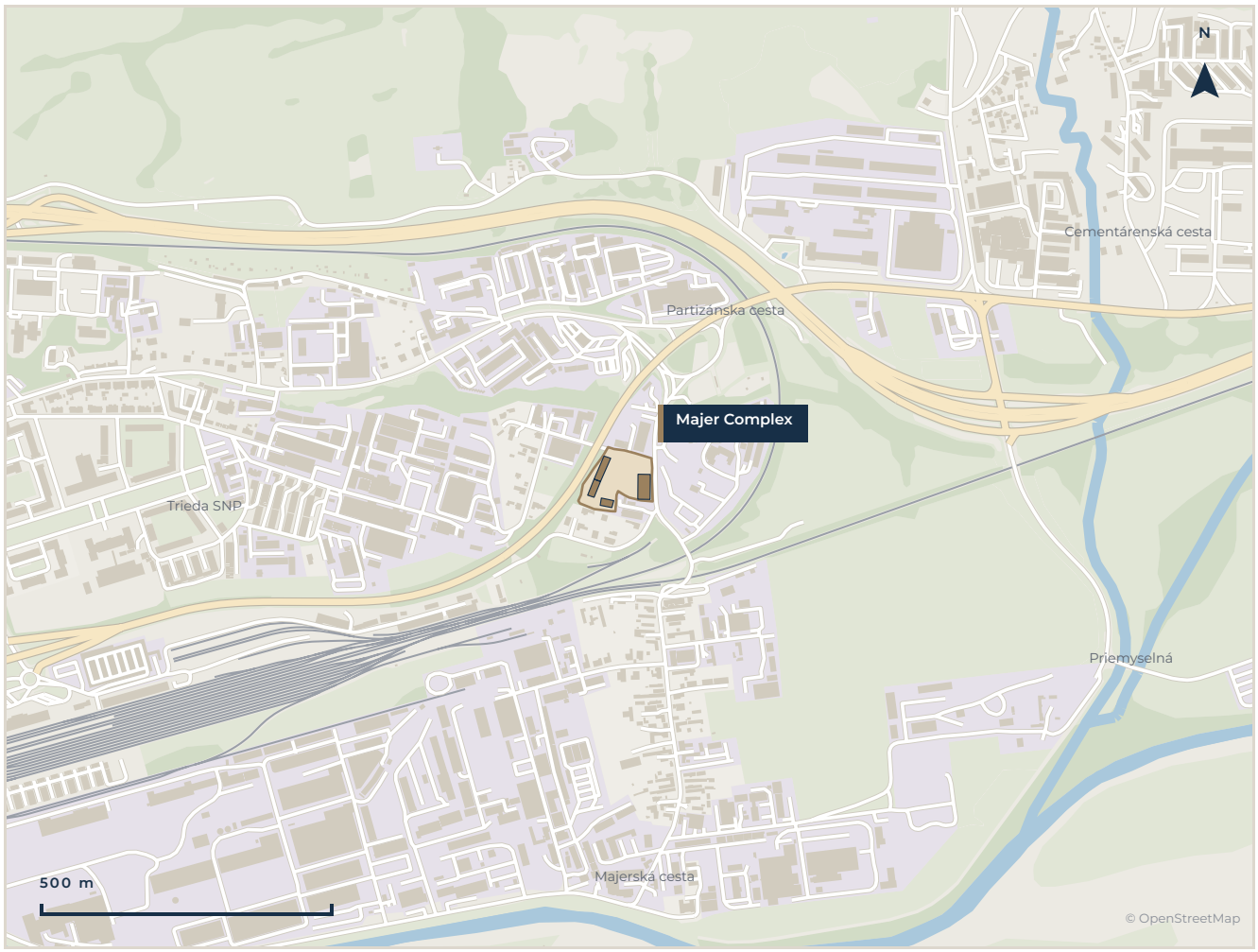


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04 LOCATION ON THE MAP

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

The complex lies in the eastern part of Banská Bystrica, in the Majer district, approximately 2.5 km from the city centre – in a zone of production, warehousing and services.





05 ACCESSIBILITY

Road network connection

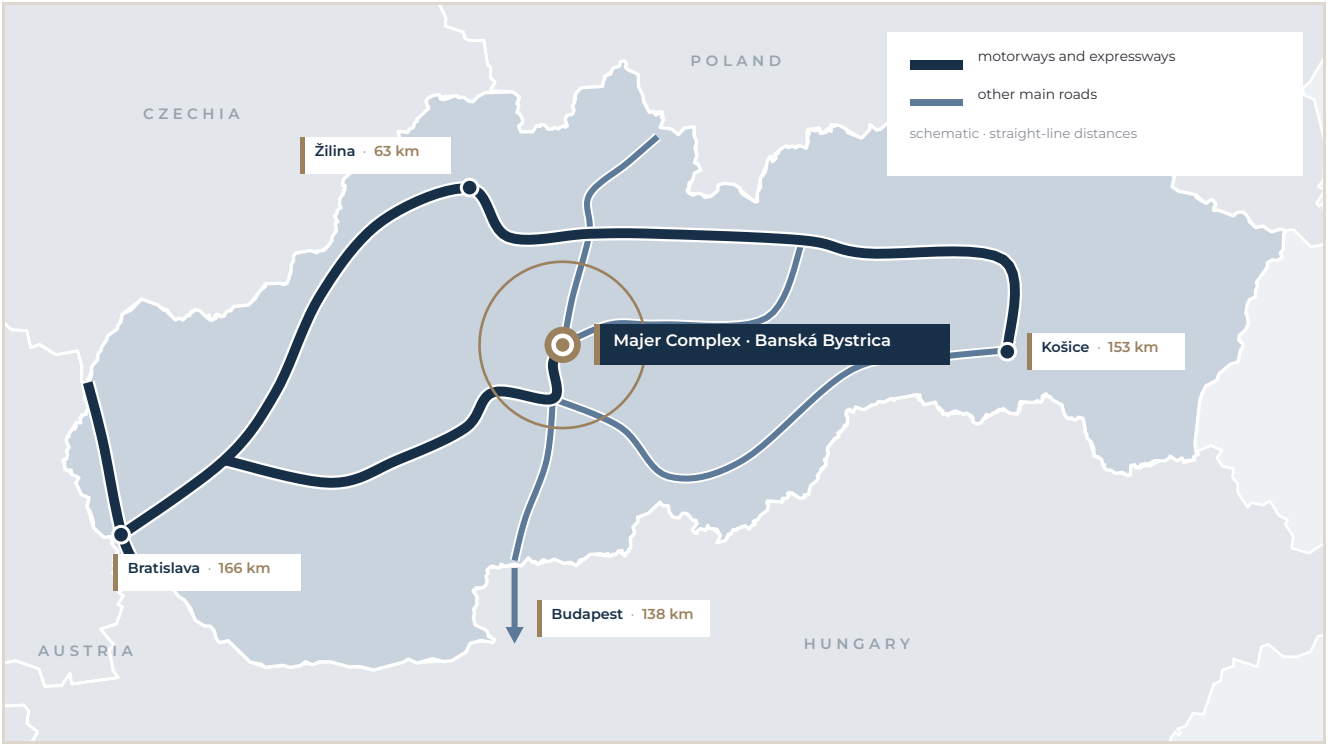
The R1 expressway is only about 1.1 km from the complex – straight to the Banská Bystrica – East junction. The city lies in the centre of Slovakia, with main roads leading out in every direction.

DIRECT CONNECTION TO THE R1 EXPRESSWAY



© OpenStreetMap

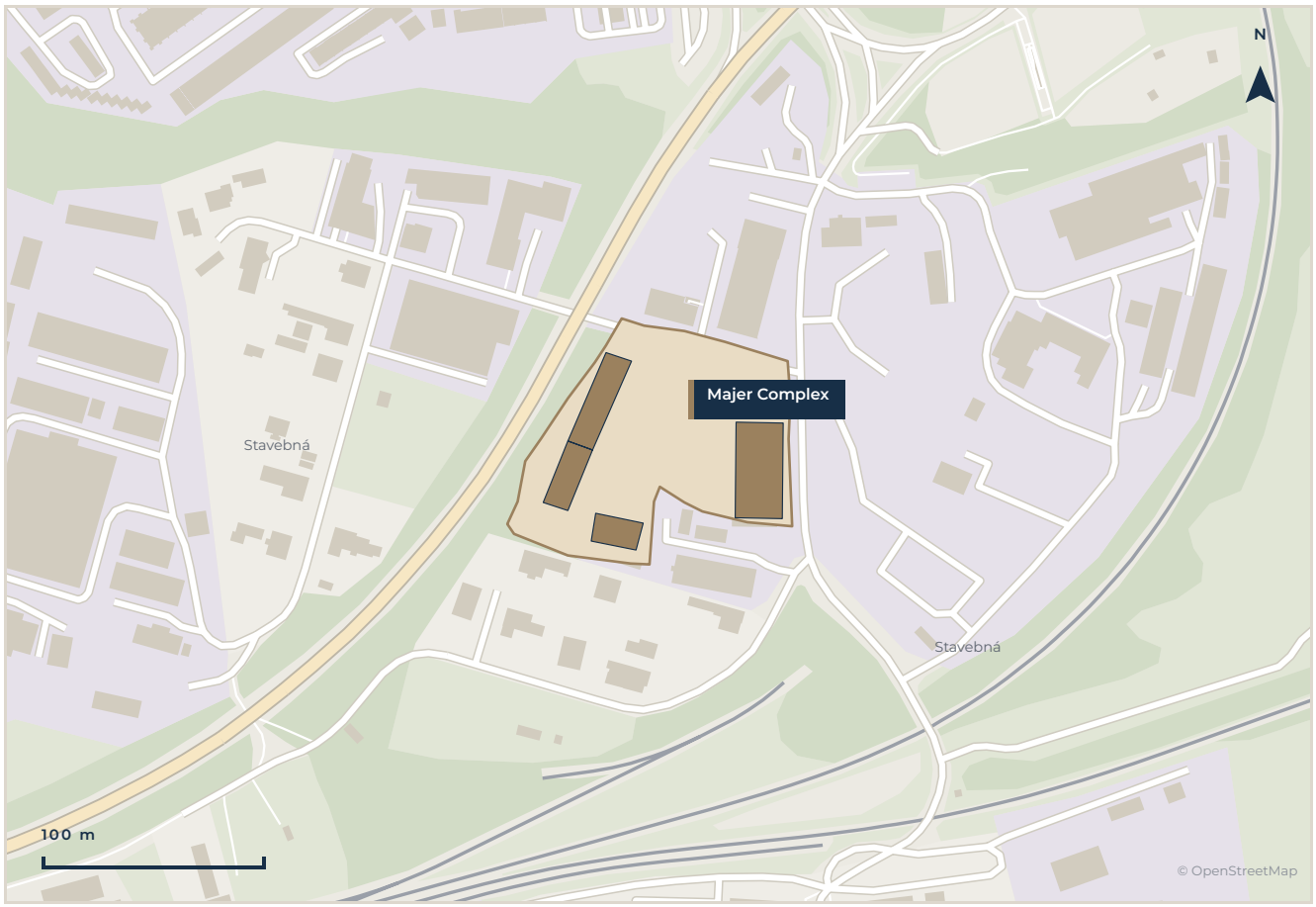
LOCATION IN THE CENTRE OF SLOVAKIA



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06 LOCATION

The Majer industrial zone



The complex stands on Stavebná Street in the Majer district. It is surrounded by production and warehouse sites, service centres and commercial premises – an environment where production is a natural part of the zone.

Stavebná Street runs along two sides of the complex, and the gatehouse entrance is easily accessible even for lorries. The city centre is approximately 2.5 km away.

SITE LOCATION

City	Banská Bystrica
District	Majer
Street	Stavebná
Surroundings	production, storage, services
Centre	≈ 2.5 km



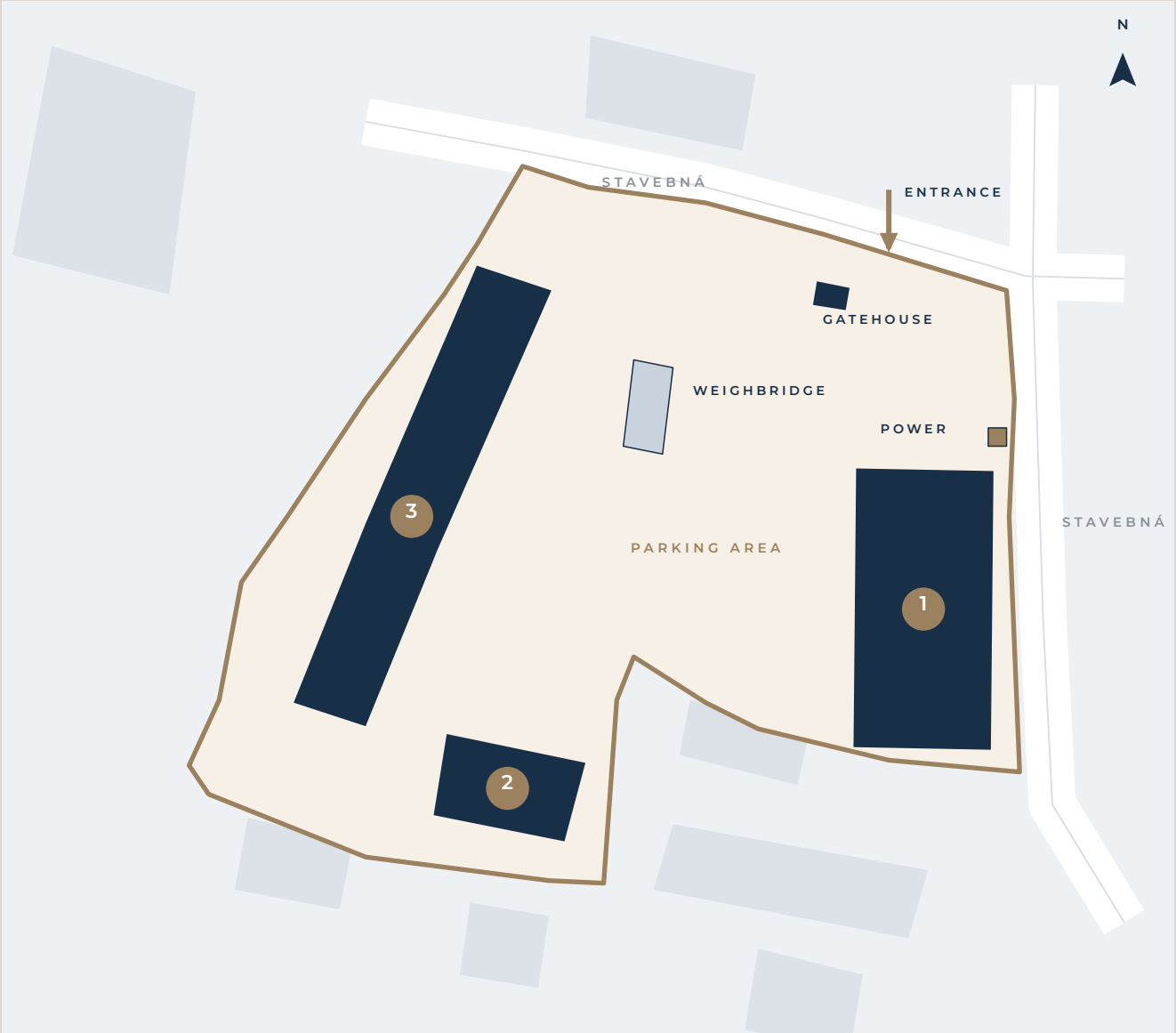


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07 SITE PLAN

Layout of the buildings

The complex sits on a corner of Stavebná Street. Entry is through a gatehouse, the buildings stand around the perimeter of the plot and the centre is a parking area with a weighbridge. The site's own transformer station is next to the large hall.



1 Large hall

hall by the transformer station, car parking

2 Production hall

steel bending, machinery area

3 Operations building

workshops, stores, changing room and kitchenette

SITE INFRASTRUCTURE

Own transformer station, water and sewerage, a gatehouse with entry from Stavebná Street, a weighbridge and a lorry parking area – ready for both rental and production.

08 BUILDING 1 OF 3

Large hall



BUILDING DESCRIPTION

The largest building on the site, on its eastern side right by Stavebná Street. The hall has a steel frame with metal cladding and is accessible directly from the yard.

The site's own transformer station is right next to the hall, making it suitable for both storage and production. The gable wall, visible from the street, also serves as an advertising space.

PARAMETERS

Type	hall building
Position	east of the site
Power	transformer by the hall
Use	storage, production

CURRENT USE

Storage

Storage of materials and goods with direct access from the yard.

Production

Production space connected to the site's own transformer station.

Advertising

Gable wall visible from the access road.

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08 BUILDING 2 OF 3

Production hall



BUILDING DESCRIPTION

A hall on the southern side of the site, currently used for bending reinforcing steel. It has its own entrance from the yard, with an area for machinery (excavators) and hook-lift containers next to it.

It is a space already used for production – making it suitable for future tenants in light production, metalworking or assembly.

PARAMETERS

Type	production hall
Position	south of the site
Use	steel bending
Suitable for	production, assembly

CURRENT USE

Production

Metalworking, material processing and light production.

Assembly

Space for assembly and preparation of building components.

Storage

Material storage right next to production.

FURTHER VIEWS – CURRENT CONDITION





08 BUILDING 3 OF 3

Operations building with workshops





BUILDING DESCRIPTION

A long building along the western boundary of the site, divided into separate units: a metalwork shop, a car workshop, a scaffolding and props store, stores for building materials and power tools, another tenant's store, a changing room and a kitchenette.

Next to the building are outdoor stores for steel (pipes and box sections) and surplus material, with a gravel store at the northern end. Each unit has its own entrance from the yard.

PARAMETERS

Position	west of the site
Workshops	metalwork, car
Stores	scaffolding, tools
Outdoor	steel, oil, gravel

CURRENT USE

Workshops

Metalwork shop and car workshop with vehicle access.

Stores

Scaffolding, building materials, power tools.

Facilities

Office, changing room and kitchenette.

INTERIOR – CURRENT CONDITION





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09 OUTDOOR AREAS

Yard and parking area





BUILDING DESCRIPTION

The centre of the site is a lorry parking area with a weighbridge. Around the perimeter are areas for hook-lift containers, container units, machinery (excavators) and a gravel store.

The site is entered through a gatehouse from Stavebná Street. There are car parking spaces by the large hall and at the entrance.

PARAMETERS

Entrance	gatehouse
Equipment	weighbridge
Areas	containers, machinery
Parking	cars

CURRENT USE

Parking area

Parking and turning space for lorries.

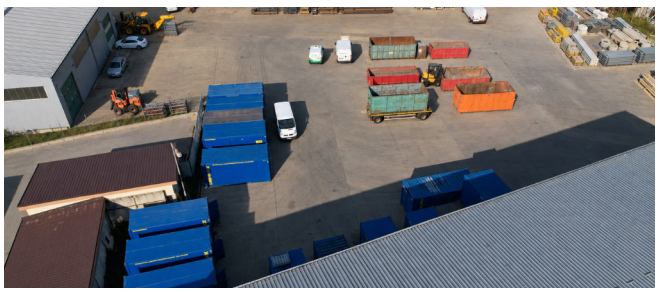
Containers and machinery

Hook-lift containers, container units and an area for excavators.

Weighing

A weighbridge right on site.

FURTHER VIEWS – CURRENT CONDITION





10 SITE POTENTIAL

Rental and production

The complex is ready for two lines of use – rental and production.

Rental

The site's main use. Halls, workshops, stores and outdoor areas are currently let to several tenants.

Production site

The halls and workshops already serve production. The site's own transformer station and utilities allow production to grow without building new infrastructure.

Own transformer station

power for production

Water

connection on site

Sewerage

connection on site

STEP 1
Site
halls and workshops

STEP 2
Tenants
several companies

STEP 3
Rental
and production

STEP 4
Growth
logistics and production

OCCUPANCY

100 %

the complex is let

LOCATION

≈ 2.5 km

from the city centre



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11 SITE STRENGTHS

Strengths of the Majer Complex

Majer is an existing, fully let complex – not a greenfield development.

01

A fully let complex

The entire complex is let and used by several tenants.

02

Rental and production

The site is let and is also suitable for production or logistics.

03

Own transformer station

Power for production right on site, plus water and sewerage.

04

Enclosed site

Entry through a gatehouse from Stavebná Street, controlled access.

05

Transport facilities

Lorry parking area and weighbridge.

06

Industrial zone

Located in the Majer production and services zone, ≈ 2.5 km from the centre.



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The Majer Complex is part of KRENG Corporation's project portfolio. We will be happy to provide more information about the project in person.

A PROJECT BY

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This material is for information purposes only and does not constitute a binding offer or a draft contract. Figures are indicative, based on the cadastral map and a site visit. Photographs show the current condition of the site.