

PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE
ZONE 4 RING ROAD

4.1 **NEW**
INDUSTRIAL
ZONE
RING ROAD

PICTURE - ARCHIVES OF MGB SKOPJE



Produced by
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INVESTINMGB
Municipality of Gazi Baba - Skopje, Macedonia

#4.1 NEW INDUSTRIAL ZONE - RING ROAD

MUNICIPALITY OF GAZI BABA - SKOPJE
INDUSTRIAL & LOGISTIC & TRADE ZONE

41°59'56.8"N 21°32'05.4"E

SKOPJE RING ROAD - BETWEEN HIGHWAY A2 INTER-
CHANGE AT HIPODROM AND TRAFFIC INTERCHANGE
AT R - 1104 - PERIPHERAL AREA

Type of Project

New MGB Industrial zone at the Skopje Ring Road, through an urban development plan and project conversion for urban purpose B2 and B5 - construction surface area of 42,87 ha, for urban purpose G2, G3 and G4 - construction surface area of 148,83 ha, for urban purpose D2 - for protective greenery construction surface area of 42,29 ha and for the urban purpose of E1 & E2 - for communal infrastructure and supra-structure construction surface area of 50,56 ha. In addition to the industrial zone, for compatible purposes, the project foresees the realization of hotels, large catering units, business premises, culture and state institutions.

Description

The project is located around the Skopje ring road, from both sides, on the construction surface area of 284,5 ha, between the A2 highway interchange at Hipodrom, close to settlement Indžikovo, and traffic interchange at R - 1104, at a distance of 3,2km. The ring road, alongside this location, is the main transit transport corridor for domestic and foreign logistic companies. This industrial zone is planned for logistic industry - warehouses and distribution centers, and easy industry in combination with the large trade and catering units. The location has excellent connection with the domestic and foreign markets by the pan European corridors 8 and 10, as well as with the airport Alexander the Great and railway network located in close neighborhood, at distance of only 10 km. The zone will provide an excellent business and logistic location for all companies and its business operations in SEE markets and wider in the EU markets, with the huge consumer's potential.

Implementation strategy

It will be offered on real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

After finalization of the project, the city public transport company "JSP", will provide this location with regular bus lines

Property

Republic of Macedonia and Private ownership (proportion 50 % state, 50 % private).

ZONE 4

Zone area	284,5 ha
Distance from Skopje city center	10 km
Distance from the Skopje train station	10 km
Manufacturing, distribution, services	148,83 ha
Commercial and business functions	42,87 ha
Airport distance	10 km
Protective Greenery	42,29 ha
Communal Infrastructure and Supra structure	50,56 ha

The real estate market - Zone # 4

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1000
	Rent (Euro/sq.m./yr.)	108
Retail	Prices (Euro/sq.m.)	1200
	Rent (Euro/sq.m./yr.)	120
Industrial buildings	Prices (Euro/sq.m.)	N/A
	Rent (Euro/sq.m./yr.)	N/A

0 Km 1Km 2Km



AUTO ROUTE A2



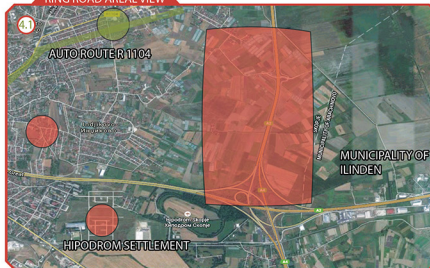
AUTO ROUTE R 1104



- Urban Landmarks of the Area :

- A - Auto Route A2
- B - Auto Route R 1104
- C - Ring Road Areal View

RING ROAD AREAL VIEW



RING ROAD AREAL VIEW

