MEGA®
REALITNÁ KANCELÁRIA



FOR SALE: MANUFACTURING HALL, ADMINISTRATIVE BUILDING, AND LAND IN HUMENNÉ



400 000 €

Kraj:	*Prešovský kraj*
Okres:	*Humenné*
Obec:	*Humenné*
Ulica:	*Chemlonská*
Druh:	*Priestory*
Typ objektu:	*Priestor pre výrobu*
Typ:	*Predaj*
Úžitková plocha:	

PODROBNÉ INFORMÁCIE

Status:	*aktívne*	*Celková plocha:*	*9000 m^2*
Vlastníctvo:	*neurčené*	*Vykurovanie - centrálne:*	*áno*
Úžitková plocha:	*9000 m^2*	*Telefón:*	*áno*
Zastavaná plocha:	*5492 m^2*	*Internet:*	*áno*
Stav:	*čiastočne prerobený*		

POPIS NEHNUTEĽNOSTI

***MEGA** Real Estate Agency **EXCLUSIVELY** offers for **SALE MANUFACTURING PREMISES, an ADMINISTRATIVE-OPERATIONAL BUILDING, AND ADJACENT LAND** in the **INDUSTRIAL PARK CHEMES in HUMENNÉ**.*

***HUMENNÉ OFFERS** a unique logistical advantage due to its location in close proximity to the borders of Poland and Ukraine, making your business an important hub for international trade and cross-border cooperation.*

***INVESTMENT IN THE ESTABLISHED INDUSTRIAL PARK CHEMES** means immediate access to top-tier energy infrastructure and industrial utilities, significantly shortening the setup time for your production and reducing initial costs.*

***THE PROPERTIES** are owned by **TYTEX SLOVAKIA s.r.o**. and have long served as facilities for textile production, warehousing, and complete administrative activities of the company.*

THE ASKING PRICE *(for all properties registered on Title Deed No. 7752)* ***IS SET AT €400,000 excluding VAT.***
An up-to-date expert appraisal (02/2026) is available upon request.

BASIC SALES INFORMATION*: (Additional details will be presented during a personal meeting and site visit)*

THE SUBJECT OF THE SALE *includes the following properties registered on Title Deed (LV) No. 7752, cadastral area Humenné:*

1. MANUFACTURING HALL
- Year of construction: 1979
- Built-up area: 4,104 m²
- Description: Single-story industrial hall (without crane runways).
- Structure: Load-bearing system made of prefabricated reinforced concrete columns and trusses with roof panels.
- Flooring: Primarily plastic-concrete (epoxy-based).
- Roof: Bituminous waterproofing.
- Layout: Divided into production areas, offices, loading ramp, warehouse, workshops, and utility rooms.
- Utilities: Distribution of electricity (lighting and power), ventilation/HVAC, water, sewage, fire alarm system (EPS), and air conditioning.

2. ADMINISTRATIVE-OPERATIONAL BUILDING
- Directly connected to the manufacturing hall
- Year of construction: 1979
- Floor count: 4-story building.
- Purpose: Designated for management, administration, and technical operations.
- Built-up area: 1,249 m²
- Layout: Divided into offices, canteen, locker rooms, laboratory, warehouse, production, showers, toilets, etc.
- Windows: Plastic (UPVC).
- Utilities: Water, sewage, electricity, central heating, HVAC, fire alarm system (EPS), and air conditioning.
- Equipment: Freight elevator (700 kg capacity) and passenger elevator (500 kg capacity).
- Features: Includes a loading ramp.

3. LAND UNDER BUILDINGS *– All fully owned by Tytex Slovakia (as per Title Deed 7752).*

4. ADJACENT LAND *– Plot No. 5006/150, area of 3,333 m², classified as built-up area and courtyard.*
- Currently a greenfield site located in the immediate vicinity of the main buildings.

Services & Utilities:
Service provider: *PP CHEMES (Security, fire protection, infrastructure maintenance).*
Energy supplier: *TH Sprava s.r.o.*

FURTHER INFORMATION IS AVAILABLE DURING A PERSONAL MEETING OR SITE INSPECTION.

The property price includes complete legal services, contract preparation, and all fees associated with the transfer of ownership rights.

In case of interest, please contact me:

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REALITNÝ MAKLÉR

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