

NETBID
Auction & Valuation

troostwijk
auctions

INVESTMENT TEASER



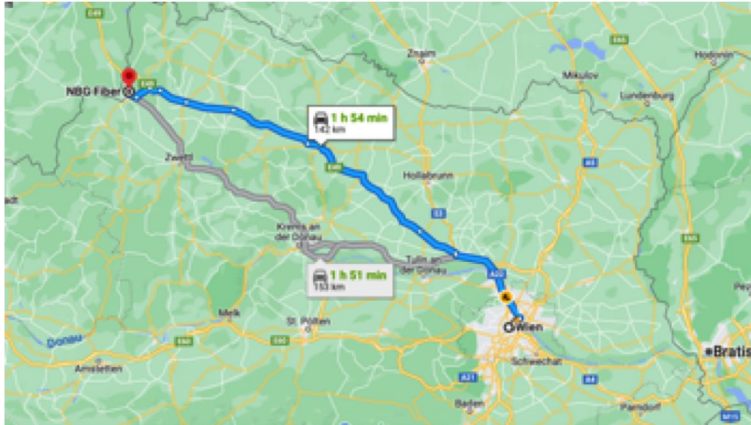
**REAL ESTATE WITH CLEAN
ROOM TECHNOLOGY**

www.netbid.com

www.troostwijkauctions.com

Project, Location:

Location



- Located in Austria/Gmünd in Upper Austria
Close to the Czech Republic border
 - Aprox. 142 km from Vienna
 - Aprox. 2 Hour auto drive
 - Airport Prague: 160 km

Facility

- Site approx: 19,786 m², Buildings: 3.523,11 m²
- Secured and fenced industry park
- Railway connection



Project background:

Location:

The municipality of Gmünd is located in north-western Austria directly on the Czech border. The district is characterized by beautiful landscapes, meadows and forests, as well as numerous sights.

Type of deal:

Asset Deal /Going Concern

Restart activity on the site or start a new activity.

Scope:

A property with clean room technology (production of glass fiber preforms), including office building and building services (ventilation, water treatment, etc.) as well as various spare parts and systems.

YOC: 2021

Sector:

Glass and mineral fiber industry

Agent:

Troostwijk/ Netbid, Austria

Short description:

The property is a production building including technical areas and an office wing. Floor area of 19,786 m², at the address Europastraße 4, 3950 Gmünd. The property is almost flat and has a polygonal shape.

The real estate consists of a production hall, which houses a clean room, a directly connected office and technical building as well as various technical and peripheral systems.

In addition, traffic routes were built in the outdoor area to access the facility. The access road and access control to the property in question are located on the property to the north.

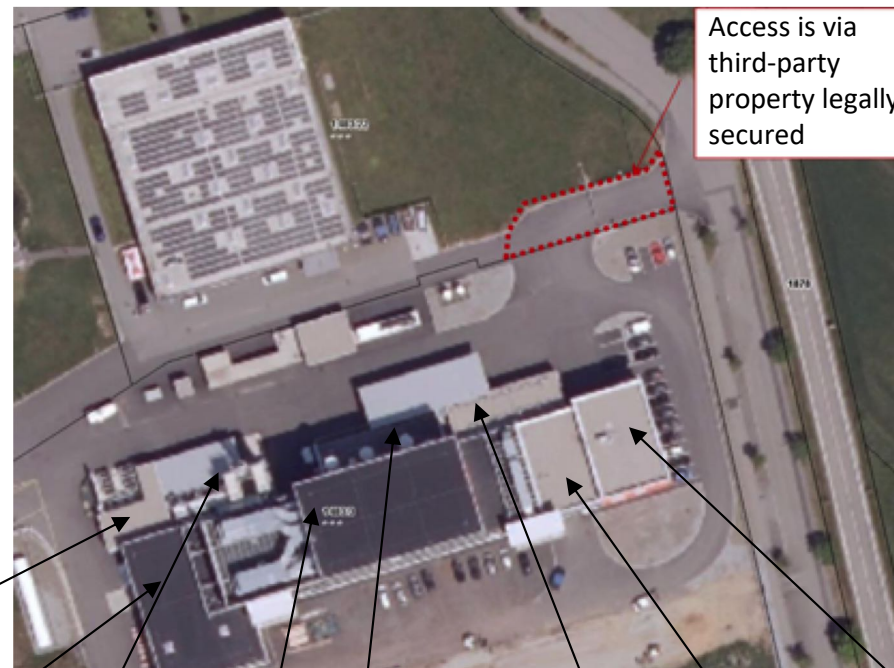
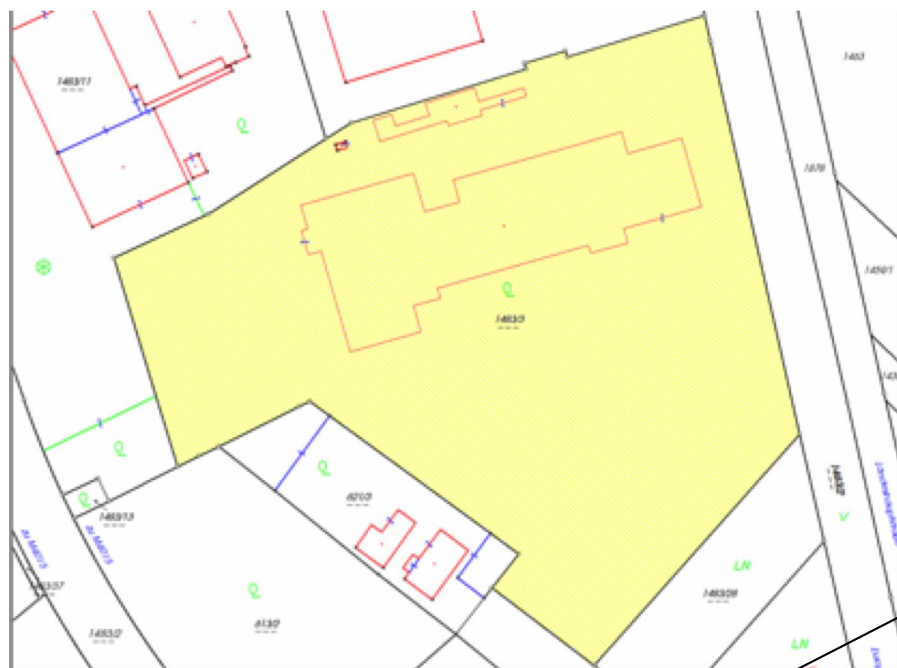
Scope of the offered assets

As good as new, high-quality equipped property including complex building services

- 1.) High-quality clean room technology, Supplier: Focus Life Science & Stahl Bauer
- 2.) Ventilation- heat recovery system, Supplier: ONI Wärmetrafo, Hubner & Ranner
- 3.) Air purification, waste gas purification- and dedusting system, Supplier: Kappa
- 4.) Compressor system, Supplier: AtlasCopco
- 5.) Professional water treatment, Supplier: ALMAWATEC
- 6.) Gas supply, cleaning and piping system, supplier: Kinetics Germany GmbH
- 7.) Sprinkler system, supplier: Minimax, HOYER Bandschutz
- 8.) Large dimensioned emergency power system, Supplier: Layer + Graf
- 9.) New office furniture (Bene) and IT equipment (DellEMC, ARP, essecca) including time recording (Dormakaba) and telephone system.
- 10.) Brand new staff kitchen, cloakrooms and lounges.
- 11.) Extensive range of tools and spare parts.

Layout of the real estate

Ground area: 19.786 m², Building: 3.523,11 m²



Access is via third-party property legally secured

Building services

Waste gas purification

Storage hall

Production hall

CO2 extinguishing system

Chemical warehouse

Technical rooms

Office buildings

Description of the building

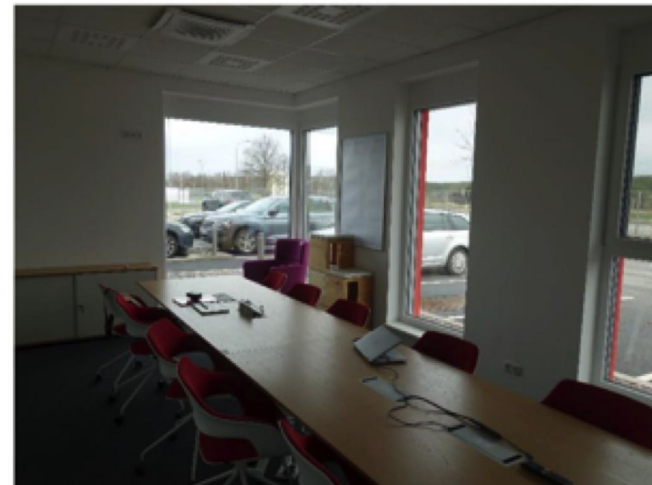
Between 2019 and 2021, NBG Fiber GmbH, hereinafter referred to as NBG, built a highly specialized production facility for glass fiber preforms in the Gmünd - Ceske Velenice business park.

The main building of the new plant is divided into a production hall and a three-storey office building directly connected to it as well as a connected technical area and the production hall. Various ancillary facilities are located to the north of the production hall. These ancillary facilities are storage facilities for production aids, a CO2 extinguishing system and a building for housing the building services and an exhaust gas cleaning system. Another building unit is the electrical center, consisting of a transformer building, a battery room and an emergency power generator. A gas meter room was also built. The electrical center and gas meter room were constructed at the northern boundary of the property.

The employee and customer parking spaces are located on the north-eastern edge of the facility in front of the office building, next to the entrance.

The glass fiber preforms were delivered with small trucks. The loading zone for this is in front of warehouse on the south-west side of the production facility. The chemicals, gases, etc. required for production are delivered to the north long side of the production hall.

Office building (entrance, meetingroom)



Office building (employee lounge, open plan office)



External of the building (chemical storage, exhaust system)



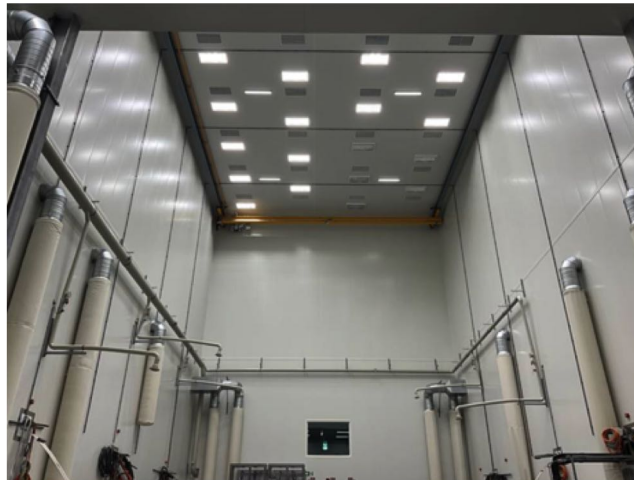
External of the building (outside staircase, access roads)



Production hall (clean room)



Production hall (clean room)



Production hall (ventilation system on the roof)



Other objects (pump cabinet, battery storage, emergency power, refrigeration)



Warehouse



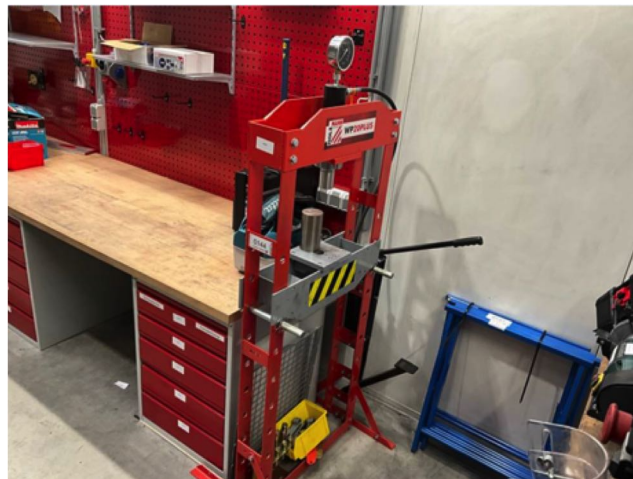
Other technical systems (compressor system)



Other technical systems (water treatment system)



Extensive range of tools and spare parts



Extensive range of tools and spare parts



If you require any further information, please contact:

Andreas Weinberger

Managing Director

NetBid GmbH

Tel: +43 (0) 699 1666 82 62

weinberger@netbid.com

Stefan Palinger

Managing Director

Karner & Dechow Industrie-Auktionen Ges.m.b.H

tel: +43 664 / 88 454 860

s.pallinger@karner-dechow.at

