

TAYSAD OSB
Production Facility

For Sale

Çayirova

KOCAELİ



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TAYSAD OSB
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> Investment Summary

COLLIERS INTERNATIONAL TURKEY

Executive Summary

Seller

Novares Group

Exclusive Broker

Colliers International Turkey

Property

The Property is a factory building with a total construction area of 4,410 m² on 9,522 m² of a land.

Address

2. Cadde, 11. Sokak, No:11, TOSB, Çayirova, Kocaeli, Turkey

Asking price

25.000.000-TL - Exempt from VAT

Timeline of purchase

- Non-binding offers are being sought during the whole marketing process of the Property until the Novares Group decides to enter into a sales agreement with one of the interested parties.
- Positive and negative replies to all submitted non-binding offers shall be given by the Seller no later than 4 weeks after submission of the bid.
- Letter of Intent shall be executed with the selected Buyer
- 2 weeks time is allowed for due diligence.
- Based on the positive result of due diligence, the sales transaction will be finalized between the Novares Group and the Buyer at the Title Deed Office.

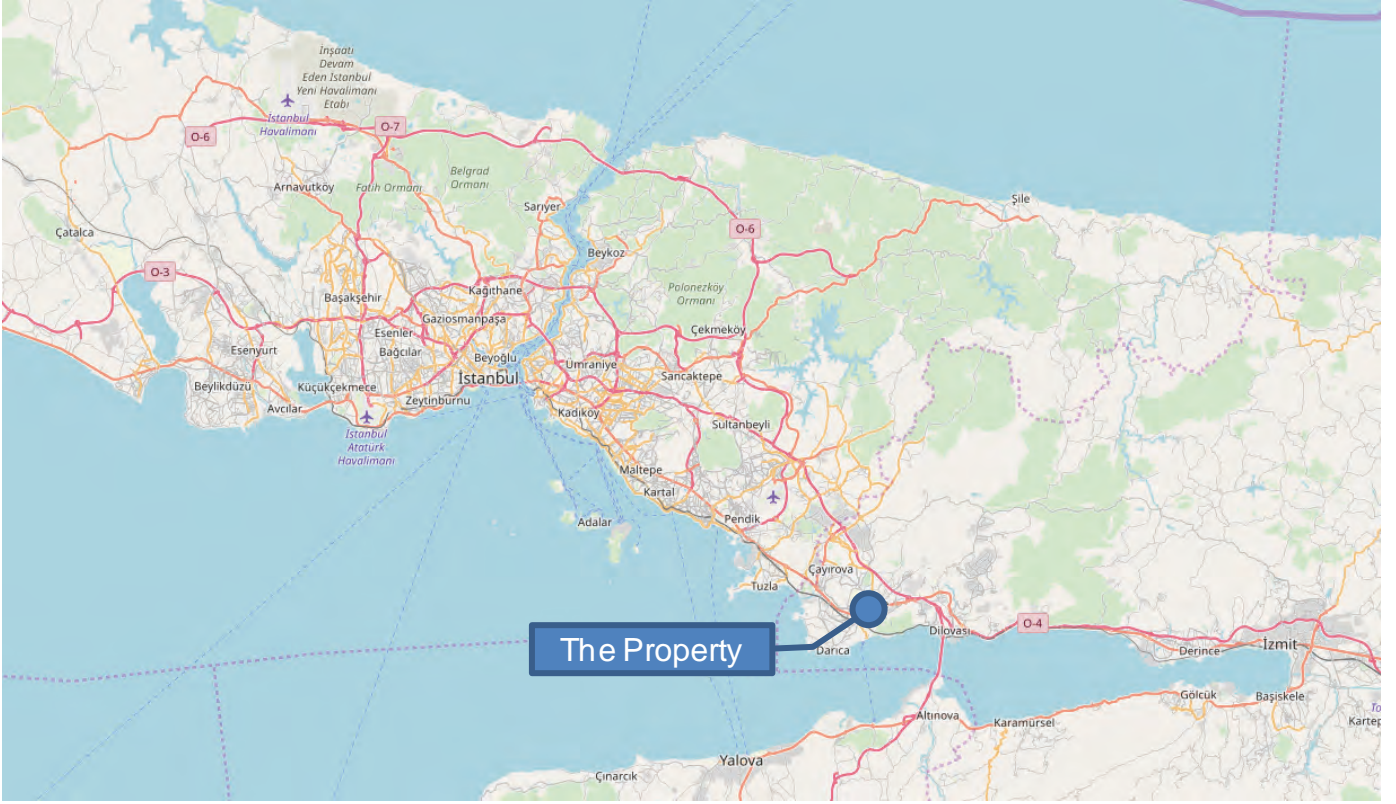
TAYSAD OSB
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> Property Information

COLLIERS INTERNATIONAL TURKEY

Location and Surroundings



The Property is located in [TOSB-TAYSAD Organized Industrial Zone](#), Çayırova District to the northwest of the Izmit Bay where the economy is mainly based on industry. TOSB-TAYSAD Organized Industrial Zone, which covers 2,784,000 m² of land, is bordered by Şile-Gebze road, Honda and Isuzu Factory to the north, Gebze Organized Industrial Zone (GOSB) to the south, GOSB and a green field area to the east, and by the Istanbul-Ankara Highway (TEM) to the west.

There is easy access to the area due to its proximity to the [Istanbul-Ankara Highway \(TEM\)](#), the most important artery in the region, connecting Istanbul to cities such as Izmit, Adapazarı and Bursa. It is [9,4km to the D-100 \(E-5\)](#) highway, 80km to Atatürk Airport, [18km to Sabiha Gökçen Airport](#), 45km to Istanbul city center, 35km to Kocaeli city center and 45km to Derince and Izmit ports. Currently, the factories operating in the industrial zone employ approximately 15,500 people.

The industrial zone is designated as an automotive OIZ. The zone's infrastructure, an administrative building including conference and meeting room are complete.

There are many small industrial areas and organized industrial zones in the neighborhood of TOSB-TAYSAD. Industrial development has occurred in the area due to Gebze's transportation advantages.

Distances to the significant areas are following:

80km to Atatürk Airport

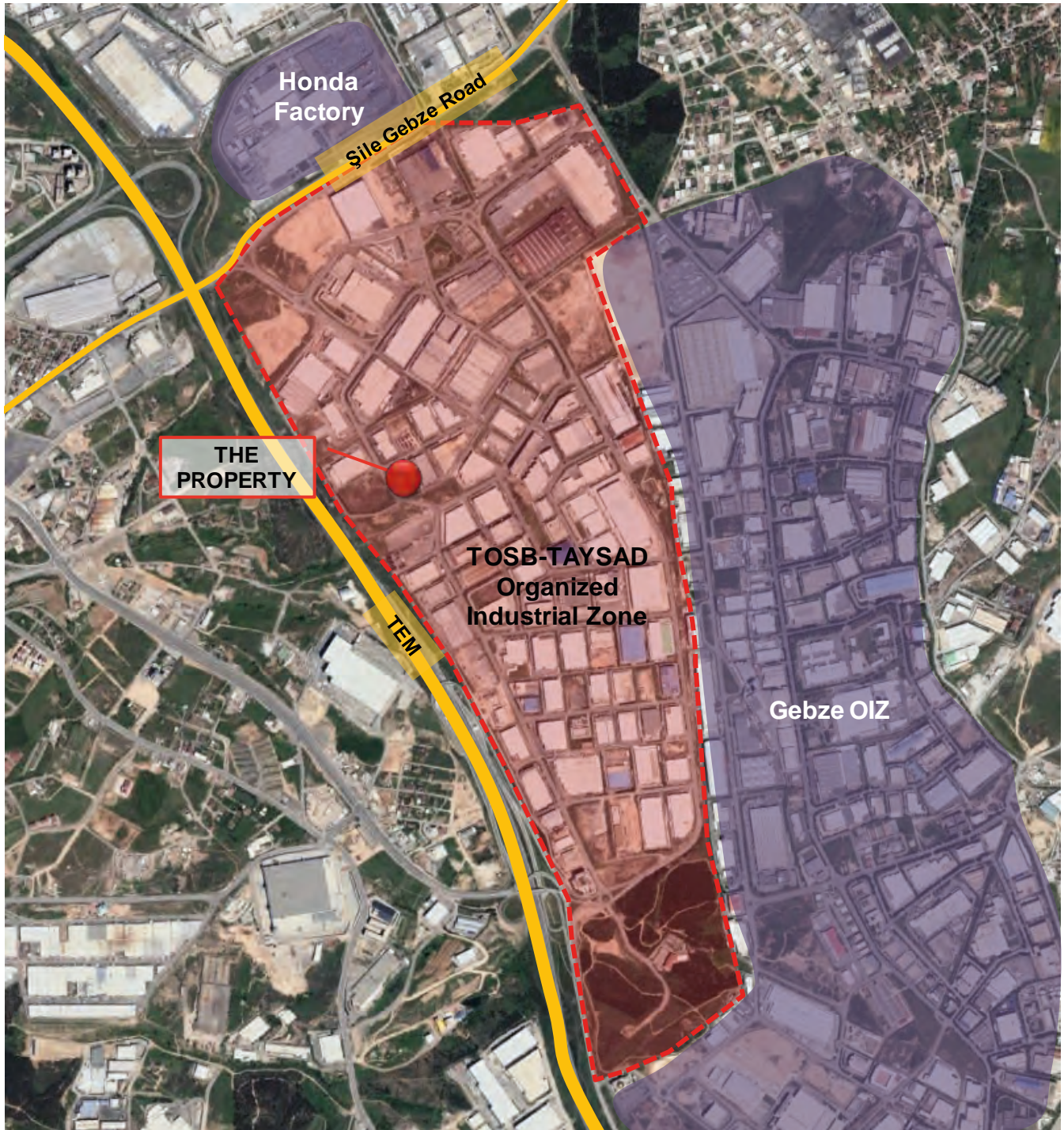
18km to Sabiha Gökçen Airport

45km to Istanbul city center

35km to Kocaeli city center

50km to Istanbul Haydarpaşa Port

Macro Location Map



Access From the Highway



General Information about the Property

The Property is situated at the address 2. Cadde, 11. Sokak, No:11, TOSB, Çayirova, Kocaeli, Turkey.

Approximate distances from the Property to:

TEM (E80) Highway:	2,7km
E- 5 (D100) Highway:	9,4km
Sabiha Gökçen International Airport:	18 km



[Further Property details;](#)

The building is constructed in 2007.

Office

The office section is located on the northwestern part of the Property. The total closed area of the office section is 1.071 m², and it consists of a basement floor, a ground floor and an above ground floor. The basement floor of the office section consists of dressing rooms. The ground floor of the office section consists of a dining hall, meeting rooms, doctor room, restrooms and management offices. The above ground floor consists of meeting rooms, restrooms and offices. The height of the floors in the office area is 3m. The offices have laminate flooring, and the common areas of the offices rest are tiled.

Production & Warehouse

The total closed area of this section is 3,339 m². The building has one floor and the height of the building is 8m on the sides and 9.2m at the highest point. The building is of a steel frame construction and the ground is concrete. The roof is made of aluminum sandwich panel. There is a burner system for heating. The building has a main entrance, a staff door, machine entrance door and two goods entrance doors.

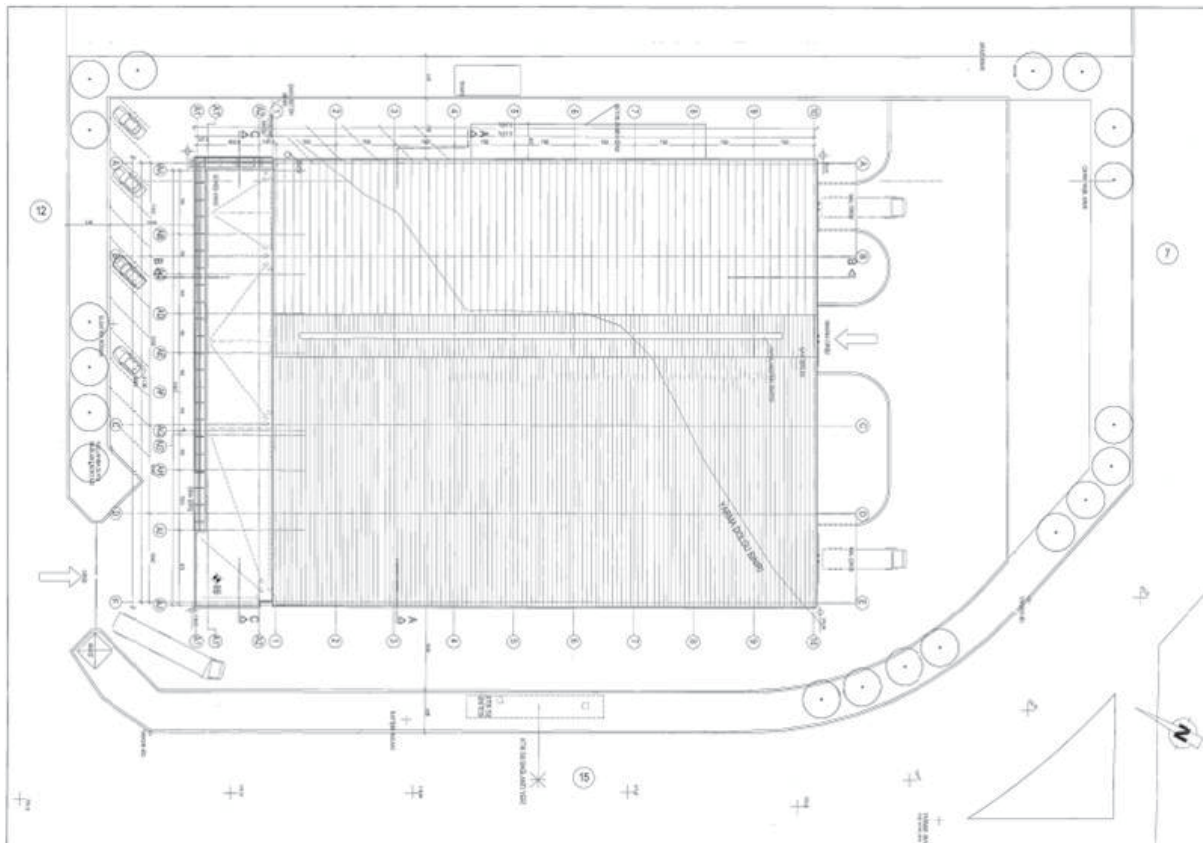
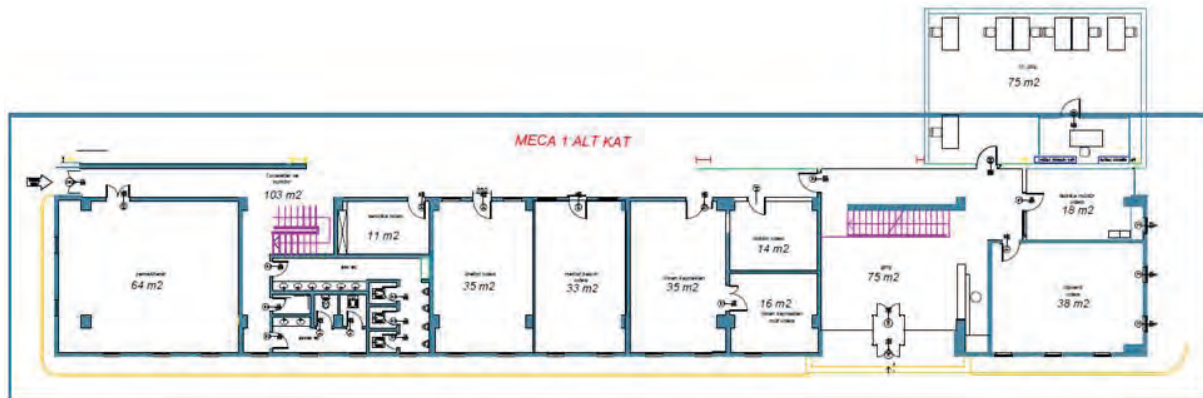
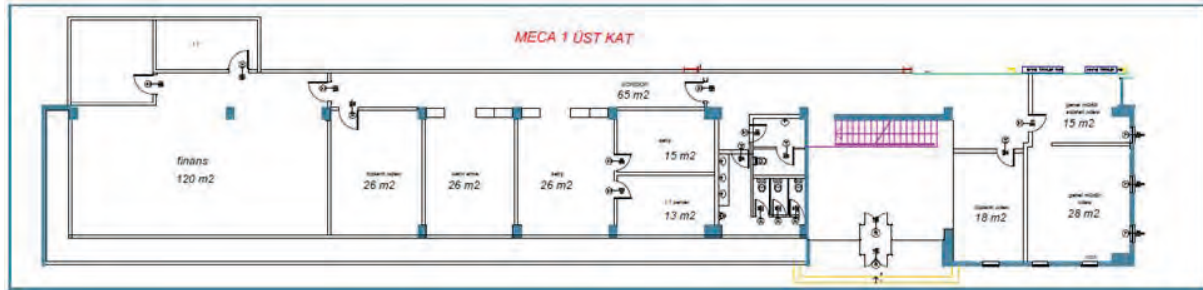
The outdoor parking area in front of the building is paved and has a capacity for 10 vehicles.

Property Visuals

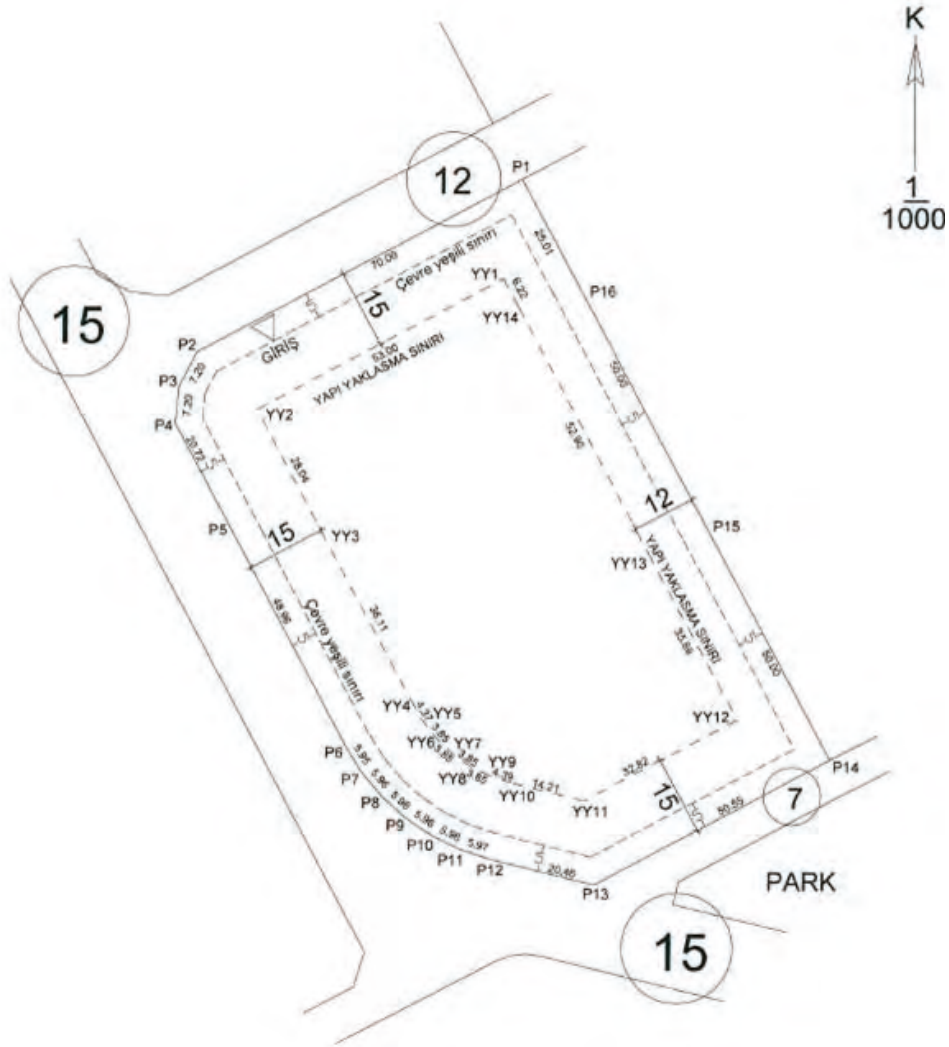




Site Plan



Zoning Status



İL/İLÇE/BELDE	KOCAELİ / GEBZE / ŞEKERPINAR	YAPI YAKLAŞMA MESAFESİ(Parsel Sınırlarından itibaren)		ÇEVRE YEŞİLİ MESAFESİ(Parsel Sınırlarından itibaren)		
PAFTA NO	G22B14D1C	ÖN	15.00	ÖN	5.00	TAKS: 0.50
ADA NO	274	YAN	YOL CEPHESİ 15.00 PARSEL CEPHESİ 12.00	YAN	5.00	KAKS: 1.00
PARSEL NO	1	ARKA	15.00	ARKA	5.00	
YÖZÖLÇÜMÜ (M ²)	9.522.01					
PARSEL VASFI	SANAYİ					

City/District/Neighborhood: Kocaeli/Gebze/Şekerpınar

Map: G22B14D1C

Block: 274

Parcel: 1

Parcel Area: 9,522,01 sqm

Zoning: Industrial Area

Floor Area Ratio (FAR): 1.00

Building Coverage Ratio(BCR): 0.50

Estimated allowable construction area: 9,522.01*1.00 = 9,522.01 sqm

Deed Restrictions

TAPU KAYIT ÖRNEĞİ

Kayıtlı Alan: AHMET ÖZGÜR		Tarih: 8/2/2018 4:09:11 PM	
MakbuzNo: 178618095631	DekontNo: 20180802-915-F00911	BaşvuruNo: 9563	
Taşınmaz Tipi:	AnaTaşınmaz	Ada/Parsel:	274/1
Taşınmaz ID:	42891573	Yüzölçüm(m2):	9522.01
İl/ilçe	KOCAELİ/ÇAYIROVA	Ana Taşınmaz Nitelik:	İKİ KATLI İDARE BİNASI VE TEK KATLI FABRİKA BİNASI VE ARSASI
Kurum Adı:	Çayirova TM		
Mahalle/Köy Adı:	ŞEKERPINARİ M		
Mevki:			
Cilt/Sayfa No:	9/856		
Kayıt Durum:	Aktif		

MÜLKİYET BİLGİLERİ

(Hisse) Sistem No	Malik	El Birliği No	Hisse Pay/Payda	Metrekare	Edinme Sebebi-Tarih-Yevmiye	Terkin Sebebi-Tarih-Yevmiye
(H1) 118944625	(SN:6590874) MECAPLAST OTOMOTİV ÜRÜNLERİ SANAYİ VE TİC. A.Ş. VKN:6130066844	-	1 / 1	9522.01	Çayirova TM Kadastro Parselinde Birleştirme 23/02/2004 - 946	-
Ş/B/İ	Açıklama	Malik/Lehtar	Kurum Tarih-Yevmiye	Kurum Terkin Sebebi-Tarih-Yevmiye		
Serh	İCRA SATIŞLARI DAHİL ÜÇÜNCÜ KİŞİLERE DEVRİNDE OSB NİN UYGUNLUK GÖRÜŞÜ ALINACAKTIR	(SN:6590875) OSB VEN:.	Çayirova TM 06/08/2009 - 12934	-		

Annotations:

There is an annotation on the ownership document as follows:

"Confirmation of TOSB Organized Industrial Zone is required repurchase or sale of the Property to the third parties, including the foreclosure sale. (Numbered 12934 on August 06 2009) "

TAYSAD OSB
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> Sale Process

COLLIERS INTERNATIONAL TURKEY

Buyer Proposal Requirements

Colliers International Turkey assists and is exclusive agent of the Seller for the purposes of marketing the Property and requesting offers for the purchase. Colliers International Turkey undertakes all marketing actions and takes care of the coordination of all communication between the Seller and other parties. Interested parties who receive this sales memorandum, are invited to submit their non-binding offers to Colliers International Turkey containing the following information:

- Purchasing company information;
- Bid price for the offered Property;
- Additional conditions or contingencies;
- Conformity with the timing presented in this Memorandum

Bid Terms:

- The asking sales price is not inclusive of any transaction costs incurred by the buyer;
- The asking sales price is not inclusive of any other taxes, fees;

The Seller reserves the right to accept or deny any offers at its' full discretion.

Sale Process Summary

The timeline and the process specification applicable for each Buyer are stipulated below:

- Colliers International Turkey will conduct the marketing process, during which will introduce the Property to all potential buyers.
- All site visit requests should be declared to Colliers International Turkey.
- Colliers will coordinate the communications between interested parties and the Seller.
- In the event that agreement is reached with one of the bidders, the parties shall firstly sign a Letter of Intent.
- The Buyer shall complete due diligence no later than within 2 weeks after signing of the LOI.
- Based on the positive result of due diligence, the sales transaction will be finalized between the Seller and the Buyer at the Title Deed Office.
- The Seller, at its sole discretion, reserves the right to accept or deny any offer. Positive and negative replies to all submitted non-binding offers shall be given by the Seller no later than 4 weeks after the submission of the bid.
- The Seller is exclusively entitled and authorized with respect to the sale / non-sale of the Property, at its sole discretion.

For reasons of confidentiality with respect to this sale offering, we ask that all interest be directed only to the persons listed below who are responsible for this instruction on behalf of the Seller. For the avoidance of doubt, Colliers International | Turkey is representing the Seller exclusively for the purposes of this Property offering.

Please, submit your offers to:

Tuğba Ercan

tugba.ercan@colliers.com.tr

Ozan Baştürk

ozan.basturk@colliers.com.tr

Colliers International Türkiye

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413 offices in 69 countries on 6 continents

United States: **145**

Canada: **28**

Latin America: **23**

Asia Pacific: **86**

EMEA: **131**

€2.4

billion in
annual revenue

180

mln sq m
under management

15,400

professionals
and staff

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About Colliers International Group Inc.

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