

Space for business growth.

Industrial and warehouse spaces in Georgia

GV Capital | Company and Projects · 2026

Lilo · Phonichala · Teleti

INDUSTRIAL & LOGISTICS



An investment and development holding company.

GV Capital brings together investment and development activities. The company's initial focus is industrial and logistics properties in Georgia.

Space for businesses seeking their own production or warehouse infrastructure. Acquisition of the full complex or individual units is considered according to operational needs.

Trust · Partnership · Long-term vision

About the company

Advantages

More opportunities for your business.

01 Strategic locations

Fast access to major highways, markets and distribution networks.

02 Flexible spaces

Modular production and warehouse spaces adapted to business needs.

03 Integrated management

A consistent management model across design, construction and future operations.

04 Efficient infrastructure

Energy-efficient solutions, reliable technical systems and a safe working environment.

05 Growth potential

A shared business environment for production, logistics and distribution, with room to scale.

04 Portfolio
10 Phonichala
15 Partnership
06 Lilo
14 Teleti

Portfolio overview

Portfolio at a glance

Combined scale of the Lilo and Phonichala projects.

1 Key figures

Total gross building area

45 156 m²

Total land plot area

79 925 m²

Loading docks

49

Dedicated power supply

2.75 MW

Parking up to 5 t

124 spaces

Parking over 5 t

21 spaces

Area breakdown



Use	m²	Share
Industrial and warehouse	40 309	89.3%
Administrative and amenity	4 403	9.8%
Auxiliary and technical	444	1.0%
Total	**45 156**	**100%**

Lilo

13 750 m²

Phonichala

31 406 m²

Figures include the Lilo and Phonichala projects only. Teleti is excluded from the totals.
Percentages are rounded. Parking figures exclude positions directly in front of loading docks.

Portfolio overview / continued

Key specifications

2 Lilo / Phonichala

Specification	Lilo	Phonichala
Total gross building area	13 750 m²	31 406 m²
Total land plot area	23 933 m²	55 992 m²
Number of loading docks	16	33
Clear working height	8.3 m	12 m
Floor load capacity	7 t/m²	8 t/m²
Dedicated power supply	0.75 MW	2.0 MW
Column grid	24 × 12 m 20 × 12 m	24 × 12 m
Parking up to 5 t	55 spaces	69 spaces
Parking over 5 t	6 spaces	15 spaces

3 Total gross building area



Lilo

Phonichala

Entire complex.
Or an individual space.

The acquisition structure is considered according to your operational requirements.

Clear working height and floor load apply to the main industrial and warehouse zone.
Parking figures exclude positions in front of loading docks.

Project 01 / Overview

Lilo

Didi Lilo, Tbilisi. An established commercial cluster with fast access to the airport and the East-West Highway.

Key project figures

1 Total gross building area

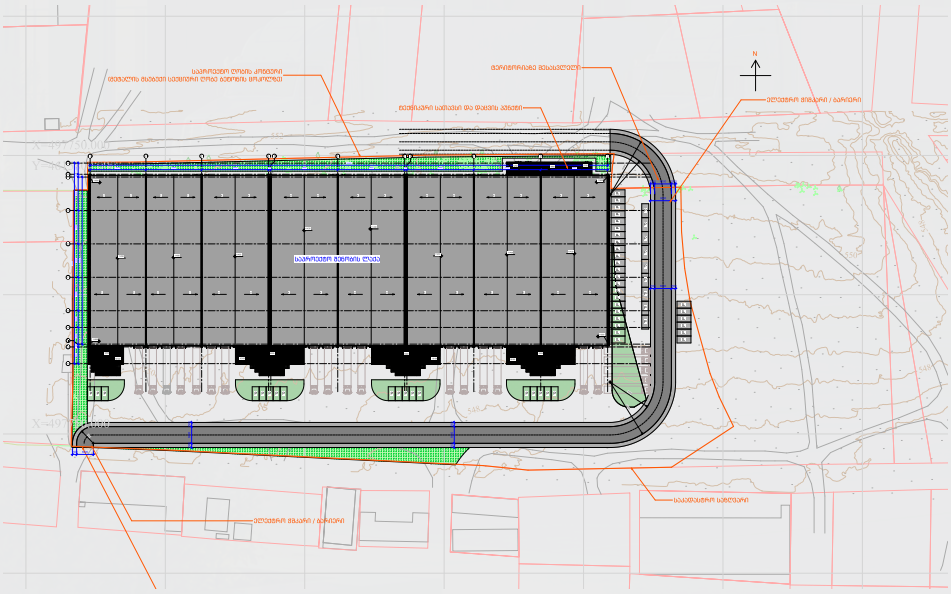
13 750 m²

2 Total land plot area

23 933 m²

Master plan

A-DD-100



Plan shown at reduced scale

Owner entity
Premium Logistic - Lilo LLC

Tax ID / identification no.
405676727

Land plot cadastral code
01.81.08.500.019

Technical profile
Specifications and areas · p. 07

Space configuration

Technical profile and area breakdown

Operating parameters

Loading docks
16

Clear working height
8.3 m

Floor load capacity
7 t/m²

Dedicated power supply
0.75 MW

Column grid
24 × 12 m / 6 units
20 × 12 m / 2 units

55 spaces
For passenger vehicles and light commercial vehicles up to 5 t

6 spaces
For heavy freight vehicles over 5 t

Area breakdown

Industrial and warehouse	12 039 m²
Main zone	10 091 m²
Loading and unloading	679 m²
Cargo mezzanine	1 269 m²
Administrative and amenity	1 579 m²
Auxiliary and technical	132 m²

Clear working height and floor load apply to the main zone. Positions in front of loading docks are excluded from parking totals.

Project 01 / Architecture and space

Lilo

Logistics complex

01 / Overall view



02 Loading area

Project visualisation



03 Main façade

Project visualisation



Project 02 / Overview

Phonichala

Tbilisi, Krtsanisi District
39 Marneuli Street

Project visualisation

Total gross building area

31 406 m²

Total land plot area

55 992 m²

Three buildings. One integrated complex.

Proximity to the capital and access to major highways support fast delivery across Tbilisi and the regions, while helping optimise distribution costs.

The complex comprises two industrial and warehouse buildings and one administrative building, together with loading areas, cargo mezzanines and supporting infrastructure.

A 9 842 m²
Industrial and warehouse building

B 20 564 m²
Industrial and warehouse building

C 1 000 m²
Administrative building

Owner entity
Premium Logistic - Phonichala LLC

Tax ID / identification no.
405675675



Project 02 / Technical profile

Technical profile

Workspace and operating parameters.

Loading docks

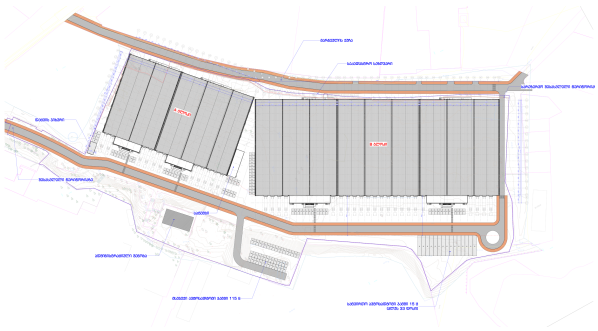
33

Clear working height

12 m

Master plan

A101



Plan shown at reduced scale

Floor load capacity

8 t/m²

Dedicated power supply

2.0 MW

Column grid

24 × 12 m

Parking spaces

69 / up to 5 t · 15 / over 5 t

28,270 m² of industrial and warehouse space · 2,824 m² of administrative and amenity space · 312 m² of auxiliary and technical space.

Clear working height and floor load apply to the main industrial and warehouse zone.
Parking for vehicles over 5 t is provided in a separate yard.

Project 02 / Architecture and space

Phonichala

Logistics complex

01 / Overall view



02 Main façade

Project visualisation



03 Oblique view of the complex

Project visualisation



Project

03

Project 03 / Development concept

Teleti

Industrial park

A multifunctional business environment for production, logistics and distribution. Flexible spaces and shared infrastructure create opportunities for long-term growth.

50 ha	300 000 m²	150 million USD
Planned site area	Planned gross building area	Planned investment

Flexibility

Adaptable spaces
Blocks up to 500 m²

The concept provides spaces adapted to the scale of each business, energy-efficient buildings and a safe operating environment.

The figures reflect the design concept presented in the new annex and require confirmation in the final technical documentation.

Partnership / Next step

Let us discuss your space.

Let us discuss your operational needs, the appropriate project and the preferred acquisition format.

01

Needs assessment

Area, intended use and the technical requirements of your operations.

02

Documentation review

Project plan, space allocation and key specifications.

03

Terms discussion

Selected space, acquisition format and individual terms.

Space selection criteria

Use	Production, storage or a combination of functions.
Area	Main work zone, administrative space and auxiliary areas.
Technical requirements	Clear working height, floor load, power supply and type of freight vehicle.

Contact GV Capital

Lilo · Phonichala · Teleti

Discuss detailed plans and individual terms for the selected project with a company representative.

Future operations

Centralised technical management, security, monitoring and administrative support for tenant companies.

Plans shown in this brochure are for information only and must not be used for measurement. Detailed review requires the complete project technical documentation.



GV CAPITAL

Space that creates opportunities.

GV Capital
Industrial and logistics spaces

Project portfolio
2026 / Georgia