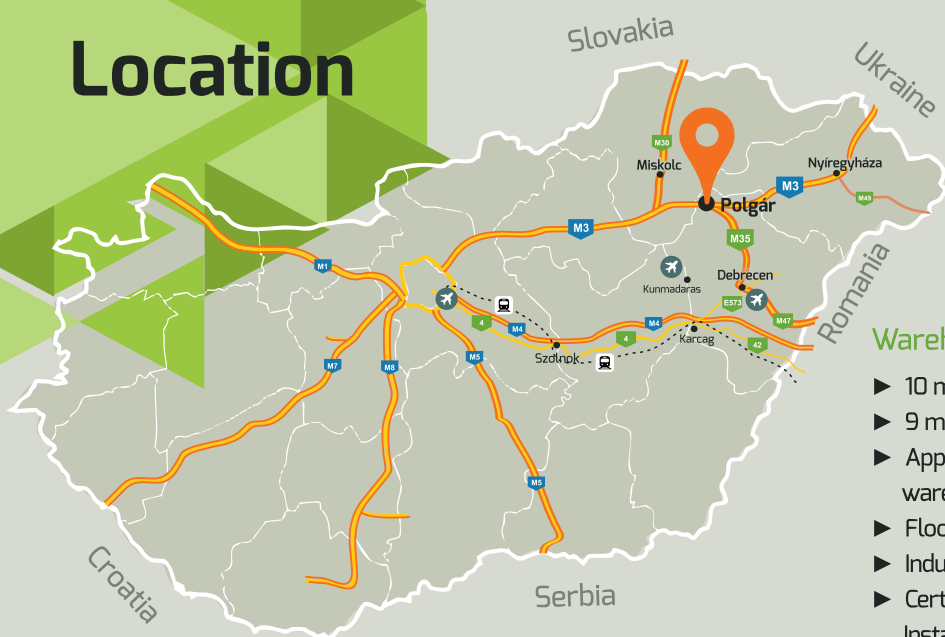


Polgár Industrial Park

Polgár Industrial Park is located right at the Polgár exit off the M3 highway. Due to its outstanding location the Park can be easily reached from four major cities: Budapest, Debrecen, Miskolc and Nyíregyháza. Also, being located at the international transit network TEN-T, the neighboring countries - Slovakia, Ukraine and Romania - are easily accessible.

Covering 58 hectares altogether, Polgár Industrial Park offers 27.500 sqm class 'A' warehouse space for rent; as well as development plots both for sale and to be developed in built-to-suit (BTS) cooperation. The developer and owner of the Park - Infogroup - offers decades of experience in developing industrial real estates and is a perfect partner for BTS developments.

Location



Logistical warehouse for rent

Warehouse features

- ▶ 10 m free internal height
- ▶ 9 m free loading height
- ▶ Approx. 1 gate per 500 sqm warehouse space
- ▶ Floor load capacity: 50 kN/ sqm
- ▶ Industrial groundfloor
- ▶ Certified ESFR roof-net Sprinkler Installation
- ▶ Heating installation for average temperature of 16 C°

Office and social block

- ▶ On the warehouse level and on the upper floors
- ▶ 300 kg/sqm floor load capacity
- ▶ 2.5-2.7 m height to suspended ceiling
- ▶ Heating installation for average temperature of 22 C°
- ▶ Air conditioning system

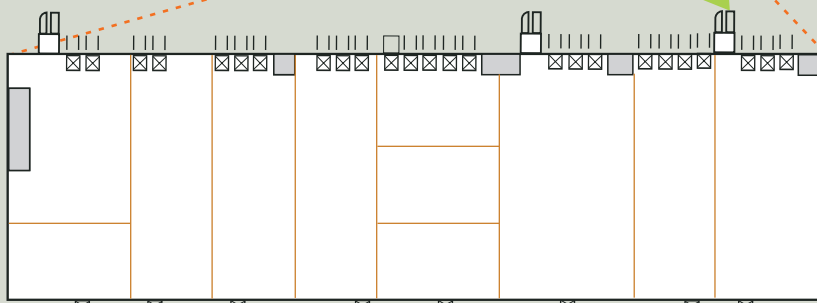
Outdoor area

- ▶ Concrete truck court loading pit in front of the gates
- ▶ Maximum 100 kN axle load
- ▶ Wired mesh fence of 1.8 m height with electrical gate and reception building
- ▶ Dedicated car and truck parking
- ▶ Bicycle parking



Warehouse for rent

The Park's owner provides maintenance and operation services for both the warehouse's outdoor areas and the Industrial Park's common areas.



Contact

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POLGÁR IPARI PARK
teret adunk a fejlődésnek az InfoGroup™ tagja

infogroup

Development plots for sale

Development environment

- ▶ Zoning: GIP-2, industrial area
- ▶ Excellent road infrastructure and truck access
- ▶ Flat surface
- ▶ Maximum build-in ratio: 50%
- ▶ Minimum greenfield ratio: 25%
- ▶ Maximum building height: 16 m
- ▶ Utilities: plots are offered with standard utility connections to logistic purposes
- ▶ No land or building tax in the town

The Park's owner provides maintenance and operation services for the Industrial Park's common areas



References in the Industrial Park

