

IGPARK

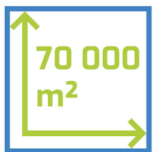
Kecskemét dél

property solution by



IGPark Kecskemét South is accessible from M5 motorway and 54 highway. The Park is located right next to global companies, such as Mercedes Benz, Kühne+Nagel, Duvanbeck, Knorr-Bremse and SMP (Motherson).

- **Direct connection to highway M5** by a 2x2 lane road. TEN-T road: Budapest 120 km.
- **Excellent visibility**
- **Strategic location** next to Mercedes manufacturing plant



The Park covers 15 ha – divisible and expandable – industrial plot with 70,000 sqm building development potential.



Infogroup has been developing an industrial-logistics building of 21,000 sqm with 2023 Q3 handover.

Areas available for lease

Minimum lease area_4,600 sqm

Opportunity for Build-To-Suit or Build-To-Own development



Direct access to the scheme is provided by a newly built junction and the site has excellent visibility. We provide quality space with modern and effective solutions for our partners.



Building regulations:

- Zoning: GIP-9159, industrial area
- Maximum build-in ratio: 50%
- Minimum greenfield ratio: 25%
- Maximum building height: 16 m

STANDARD HALL TECHNICAL SPECIFICATION

External area

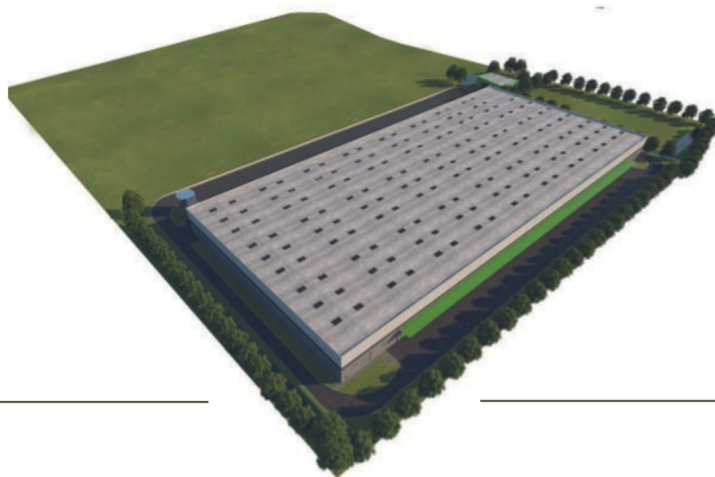
- Area fully fenced around with gatehouse
- Concrete truck manoeuvring area loading pit in front of the gates
- Solar panels installed on the roof (optional)
- 22 truck parking spaces
- 180 car parking spaces

Hall area

- 12.7 m building height
- 10 m internal height
- 12 x 24 m column grid
- 60 kN/sqm floor load, 11 kN/sqm point load
- Docking gates with levellers and canopy area for side loading
- ESRF sprinkler

Office area

- On ground- and mezzanine floors
- Fitout according to client needs
- Minimum 2.5 m clearance to suspended ceiling
- Air conditioned
- 300 kg/sqm load capacity



Development exit opportunities

- Standard building
- Build-to-suit building
- Flexible and turn-key solutions

The Developer

Infogroup was established in 1990 and in the past 30+ years has become a significant Hungarian owned industrial and office real estate investor and developer.



30+ years
Hungarian
privately owned
group



150 000sqm+
industrial /
logistics
development



33 000sqm+
office
development



EUR 138 million
Gross asset value
(2022)



EUR 20 - 30 million
rolling development
and acquisition
programme



infogroup