

IGPARK

Miskolc

property solution by
 **infogroup**



- Located in the northern part of Miskolc
- Within Miskolc Mechatronic Industrial Park
- Direct connection to highway M30
- 170 km distance to Budapest
- 700 m from Bosch Miskolc facilities and directly next to Bosch logistics centre and Chervon plant

Building with extension possibility



2nd phase available

13.4 m building height
10.25 m inner height
12 x 24 m column grid
60 kN/sqm floor load
Docking gates with levellers
ESFR sprinkler system
Canopy

PHASE 1
19 000 sqm let industrial-logistics building

PHASE 2
Up to 13 000 sqm building area available for lease
Opportunity for Build-To-Suit development
Expected 2024 Q4 delivery



Development Land



5 ha land with further expansion to neighbouring site



30,000 m² development potential

Ideal for **Build-To-Suit** developments



VIP status zone with accelerated permitting process

all mains available

Building regulations:

Zoning: Gipe71.73[M]-(OF-1), industrial area

Maximum build-in ratio: 60%

Minimum greenfield ratio: 25%

Maximum building height: 20 m



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