



THE PARK

IGPark Miskolc can be reached directly from M3 motorway via M30 highway (Budapest is 170km), but equally from Miskolc town centre. The Park is located in an established industrial zone close to international companies such as Bosch or Chervon.

DEVELOPMENT ZONE

- Zoning: GIPE 71.73[M]-(OF-1), industrial area
- Maximum built-in ratio: 60%
- Green ratio: min 25%
- Maximum building height: 20m

01 High quality

High-quality halls with state-of-the-art offices and ancillary space

02 Strategic location

Our developments are located in strategic locations along TEN-T highways and artery routes

03 Customized solutions

Customized solutions for clients tailor-making the buildings to the needs

04 Environmental consciousness

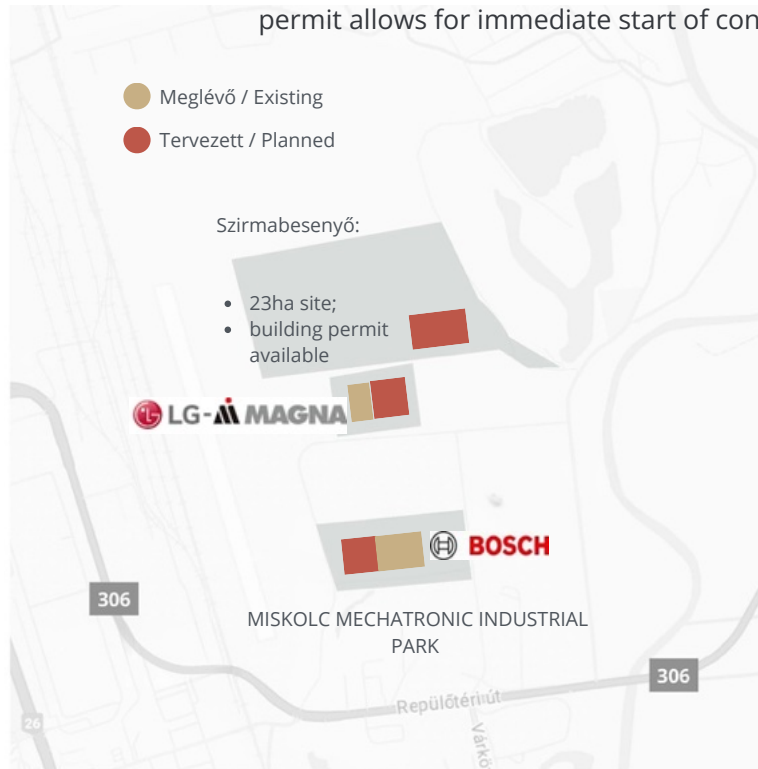
Environmentally conscious solutions in both construction and operation

05 Accessibility

Besides excellent road access, the parks are served by public transport networks

STRATEGIC LOCATION NEXT TO MERCEDES PLANT

The Park comprises a total of 11.5ha and 23ha of industrial land. Bosch BTS of 19 000m² and LG-Magna BTS have been completed in 2022 and 2024. Both buildings can be extended and Szirmabesenyő site has been prepared where building permit allows for immediate start of construction.



29 500m² BTS COMPLETED WITH 28 500m² EXPANSION POSSIBILITY FURTHER 23HA SITE AVAILABLE WITH 15 000m² BUILDING PERMIT

- The two BTS projects in Miskolc could be expanded with immediate effect with a 13 000m² and a 15 500m² halls. Szirmabesenyő can be launched with a 15 000m² building
- Hall suitable for logistics warehousing and light industrial use with docking units
- Min. 10m clear internal height
- Floor load capacity: 60 kN/m²
- ESFR roof-top sprinkler suitable for further extension
- Canopy and levelled gates for automotive industry users
- Sufficient utility capacities available
- Flexible and turn-key solutions

