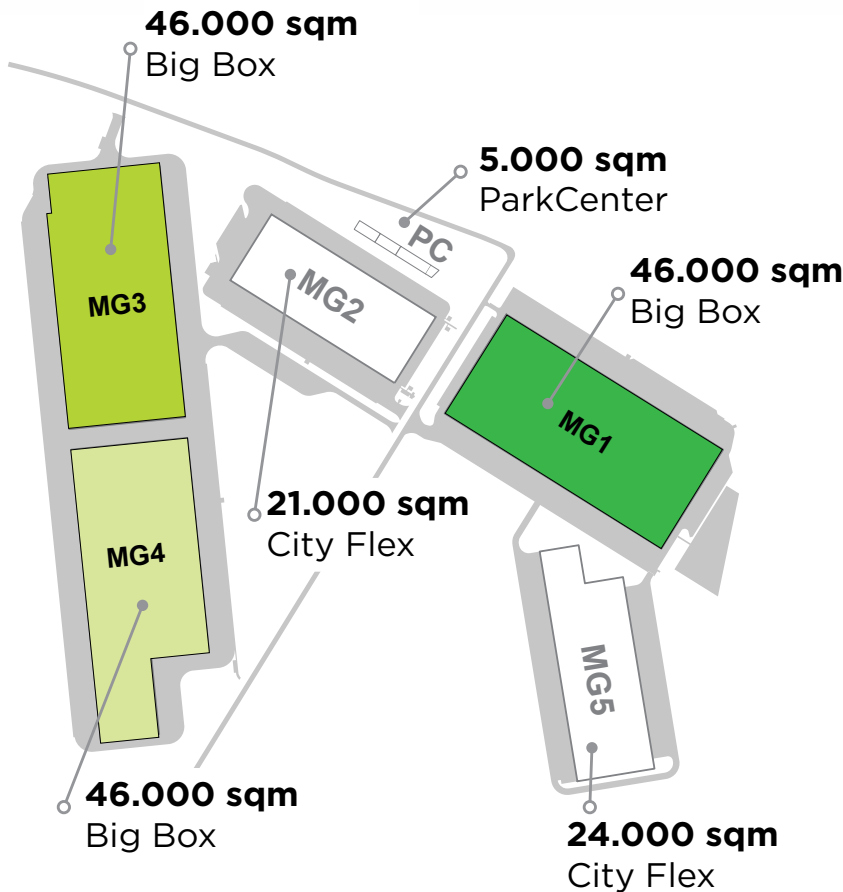


SAY HELLO TO YOUR NEW SPACE

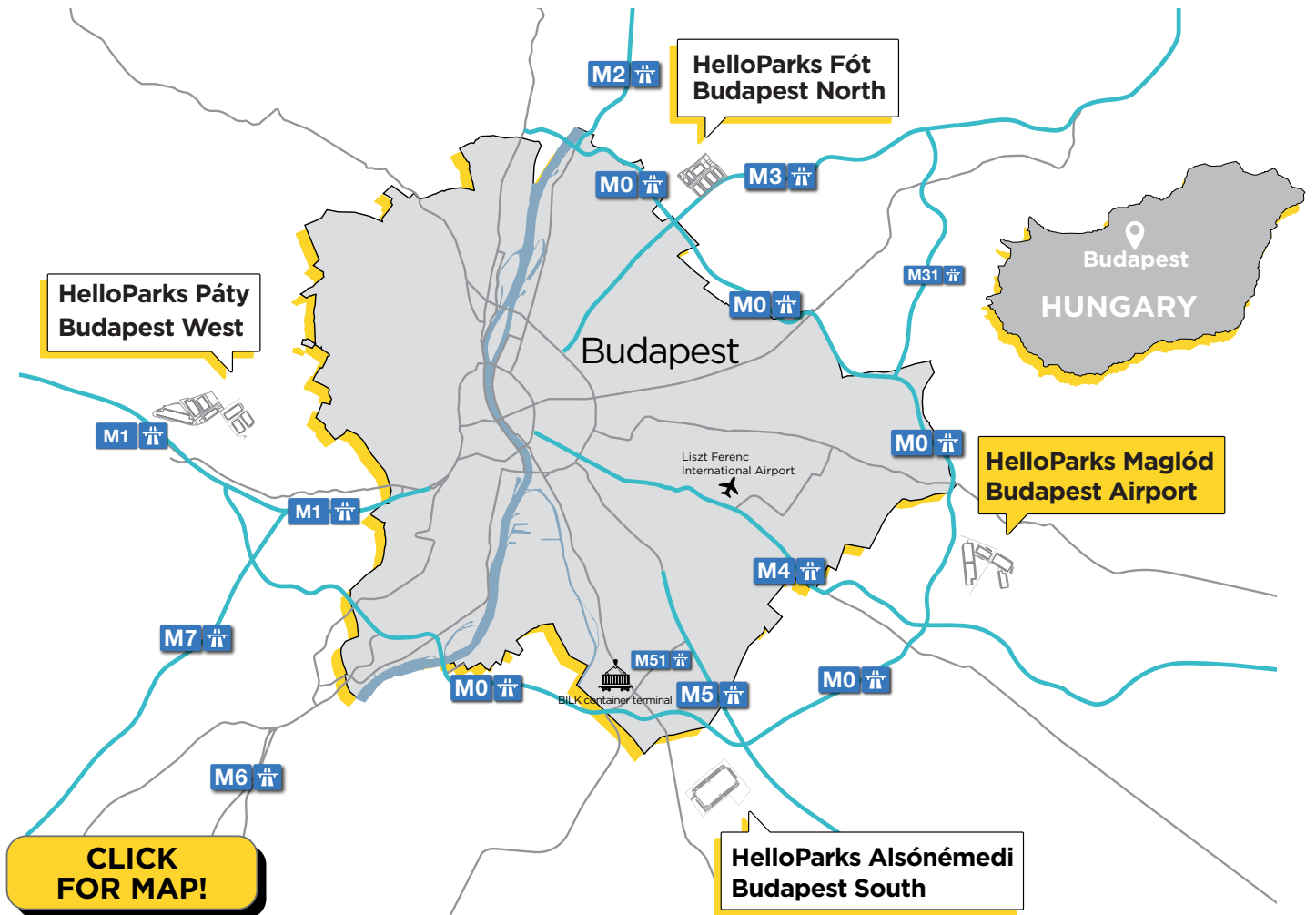


HELLOPARKS MAGLÓD BUDAPEST AIRPORT



- ⊞ Park size: **46 hectare**
- ⊞ Development potential: **215.000 sqm**
- ✈ Airport: **9 km**
- ⊞ Nearby motorways: **M0, M4, M5**

- 100% occupied
- Available
- Under construction



CLICK FOR MAP!



Motorway M0: 0 km



Airport: 9 km



Motorway M4: 5 km



BILK container terminal: 24 km

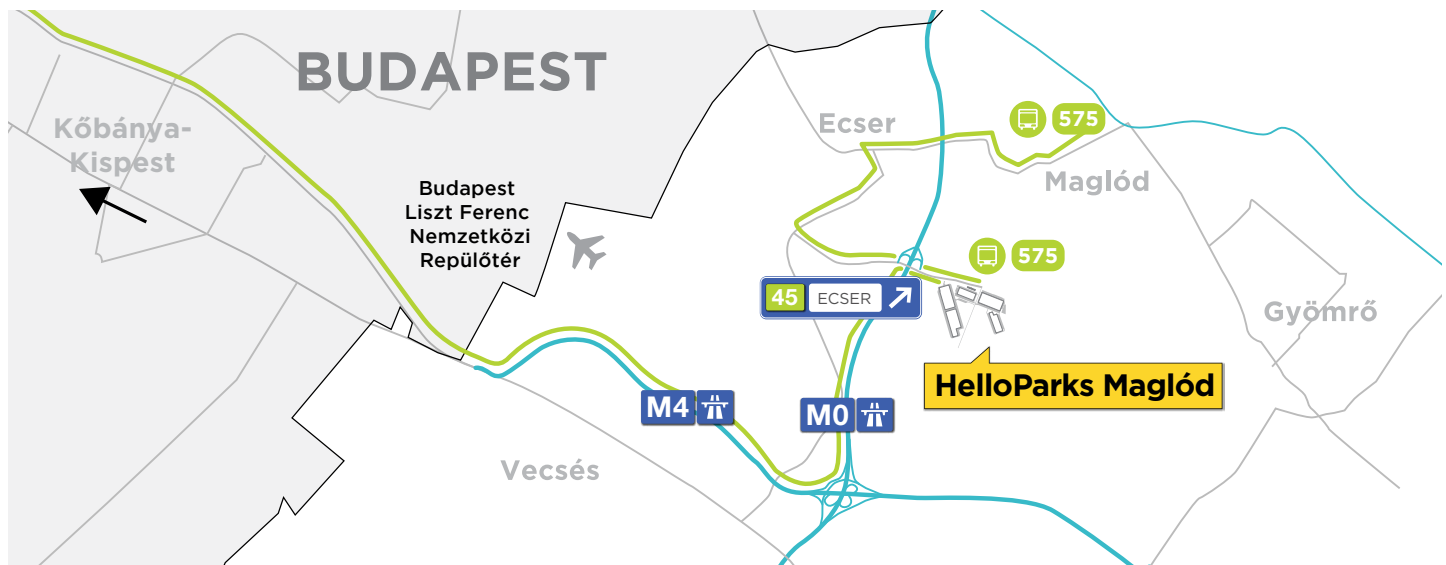


Motorway M5: 15 km



Population (within 10 km): 160.000

ACCESS



HelloParks Maglód – MG1

size: **46.000 sqm**

type: **Big Box**

handover date: **2022 Q1**



HelloParks Maglód – MG3

size: **45.000 sqm**

type: **Big Box**

handover date: **2023 Q1**



HelloParks Maglód – MG4

size: **45.000 sqm**

type: **Big Box**

handover date: **2024 Q4**



HELLOZERO

Sustainability plays a defining role in our activities. We focus on reducing greenhouse gas emissions, improving energy savings, and targetting carbon neutrality. In addition to protecting the environment, we are also committed to mental and physical health preservation and social responsibility. That is why our ESG targets have been defined to achieve the climate goals set by the United Nations and our detailed climate neutrality roadmap has been developed until 2035.

This includes that we develop our buildings from the design stage to meet the highest, Outstanding level of the **BREEAM New Construction** category, and the requirements of the **EU Taxonomy**. Furthermore, from 2028, we aim to make our new developments' operations become **Net-Zero**, using **100% renewable energy**. By 2030 we are to **decrease our developments' embodied carbon** by 50% compared to our base values.

Our ultimate goal is to achieve climate neutrality in the entire supply chain in relation to Scope 1, 2, and 3 emissions by 2050.

AWARDS

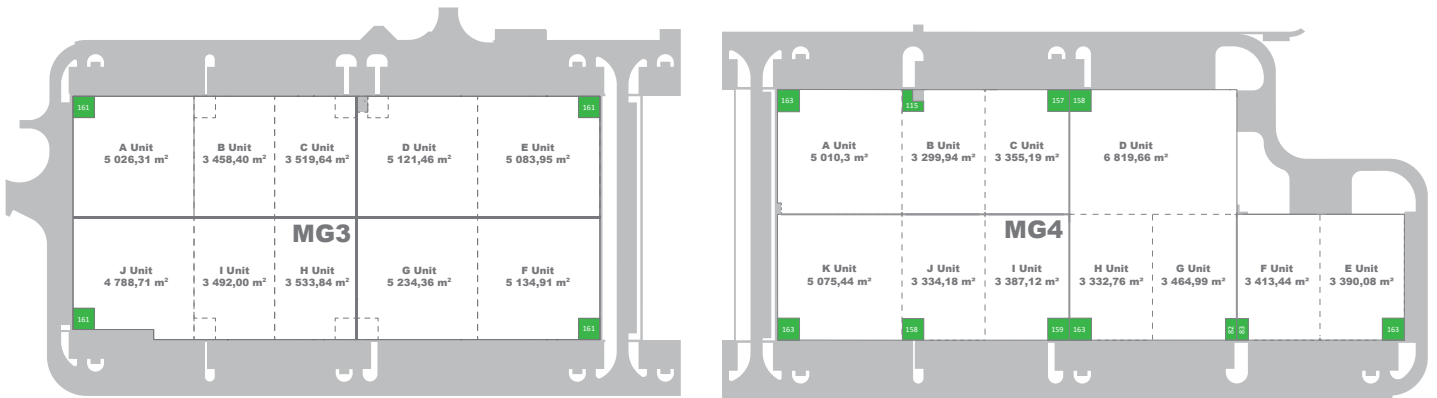


Award for Planned Commercial Project of the Year

Special Award
HelloParks Maglód park –
Real Estate Awards 2022

Best Industrial/Warehouse Development

HelloParks Maglód
MG1
CIJ Awards 2022



Building specifications

- > Docking and drive-in gates with hydraulic dock levellers
- > LED lighting
- > Roof lighting and smoke exhaust
- > Fast-response (ESFR) sprinkler system
- > Dark heaters or heat pump
- > BMS and IoT
- > Security surveillance and CCTV

- > **Additional special solutions**
- > **Smartphone application**

DETAILS

Building name

BIG BOX

MG1, MG3, MG4

Column grid

12 x 24 m, (MG1 - 12 x 22,6 m)

Floor loading

7 t/sqm

Clear height

12 m, (MG1 - 10 m)

Minimum unit

3.400 sqm

Docking gates

1 / 1.000 sqm

Drive-in gates

1 / 5.000 sqm

CITY FLEX

MG2, MG5

12 x 24 m

5 t/sqm

8 m

1.000 sqm

2.000 sqm

only drive-in

1 / 1.000 sqm

1 / unit

1 / unit

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