

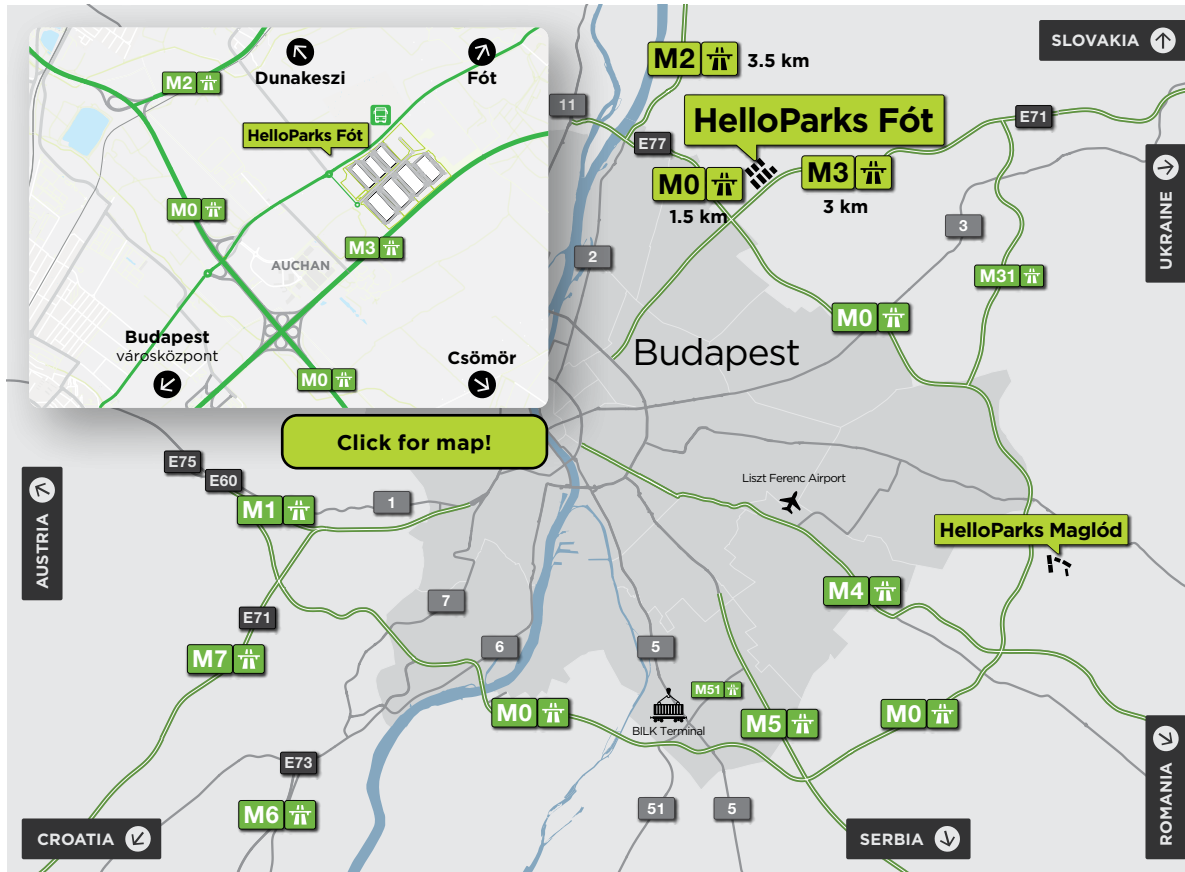


Member of  
Futureal Group

Close to highways: **M0** **M2** **M3**

Say hello to your new space  
**HelloParks Fót**

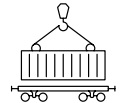
# Fót Location



**600 m**  
to bus stop



**1.5 km**  
to train station



**49 km**  
to train terminal



**35 km**  
to airport



**230 000**  
inhabitants  
within 10 km

# Technical standard

**HelloParks Fót** is a modern logistics hub project meeting the highest technical specifications, consisting of several light production/warehouse buildings, in close vicinity to a well-established commercial zone.

The megapark has good visibility from the motorway M3, located only 10 km from Hungária boulevard in **Budapest** northern region, **in the connection of M0 and M3 motorways**. The site provides excellent infrastructural opportunities and advantageous labour availability.

Incorporating energy efficiencies and environmentally friendly smart solutions, HelloParks Fót is BREEAM certified.

The park with its flexible unit sizes can meet the requirements of customers representing diverse industries.

| BUILDING TYPE                               | BIG BOX                   | FLEXI BOX                 |                                |
|---|---------------------------|---------------------------|--------------------------------|
| <b>Building name</b>                        | FT1, FT2, FT3, FT4        | FT6, FT7, FT8             |                                |
| <b>Grid system</b>                          | 12 x 24 m                 | 12 x 24 m                 |                                |
| <b>Floor load /m<sup>2</sup></b>            | 7t                        | 5t                        |                                |
| <b>Clear storage height</b>                 | 11.8 m                    | 8 m                       |                                |
| <b>MINIMUM UNIT SIZE</b>                    | <b>3300 m<sup>2</sup></b> | <b>2000 m<sup>2</sup></b> | <b>500, 1000 m<sup>2</sup></b> |
| <b>Number of docking gates as standard</b>  | 1 / 1000 m <sup>2</sup>   | 1 / 1000 m <sup>2</sup>   | only drive-in                  |
| <b>Number of drive-in gates as standard</b> | 1 / 5000 m <sup>2</sup>   | 1 / unit                  | 1 / unit                       |

- **Total park size:** 76 ha
- **Total building potential:** 330 000 m<sup>2</sup>
- **FT1 building size:** 46 000 m<sup>2</sup>

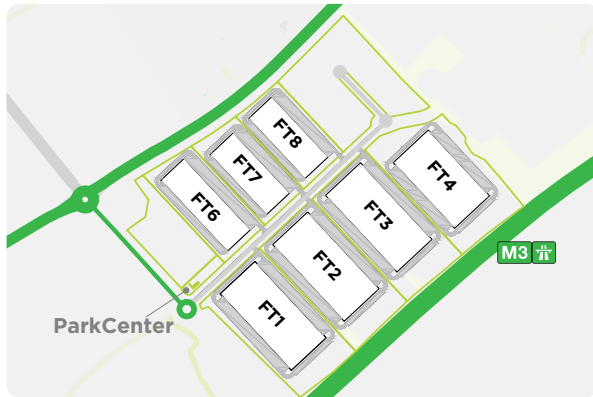
- Drive-in and docking gates with hydraulic levellers;
- LED lighting
- Skylights and smoke vents
- ESFR sprinkler system
- Hot air blowers
- BMS & IoT
- Security system, CCTV
- Racking system upon request
- Customized solutions available

## ParkCenter

- HelloCafé, reception, postal service
- Short-, and long-term office and meeting room to rent
- Medical room
- On site Property-, and Facility management services

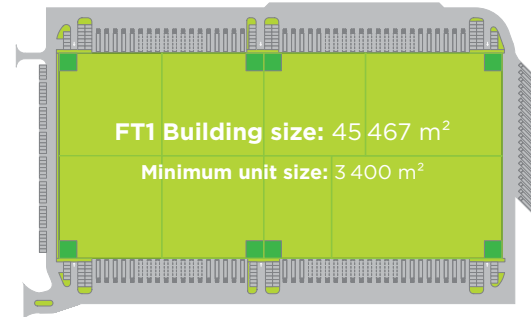


# Business layout

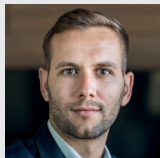
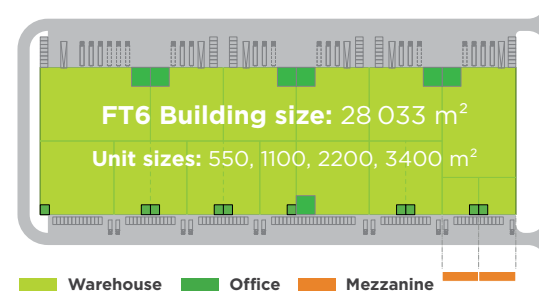


| Building   | Size (m <sup>2</sup> ) | Building   | Size (m <sup>2</sup> ) |
|------------|------------------------|------------|------------------------|
| <b>FT1</b> | 45 467 m <sup>2</sup>  | <b>FT6</b> | 28 033 m <sup>2</sup>  |
| <b>FT2</b> | 45 467 m <sup>2</sup>  | <b>FT7</b> | 23 377 m <sup>2</sup>  |
| <b>FT3</b> | 45 467 m <sup>2</sup>  | <b>FT8</b> | 23 377 m <sup>2</sup>  |
| <b>FT4</b> | 35 299 m <sup>2</sup>  | <b>PC</b>  | 5 000 m <sup>2</sup>   |

## Big Box: FT1, FT2, FT3, FT4



## Flexi Box: FT6, FT7, FT8



**István POZDERKA**  
Business Development Director  
+36 30 429 2113  
istvan.pozderka@helloworld.com

**HelloParks Management Kft.**  
H-1082 Budapest,  
Futó utca 47-53. 7. emelet