

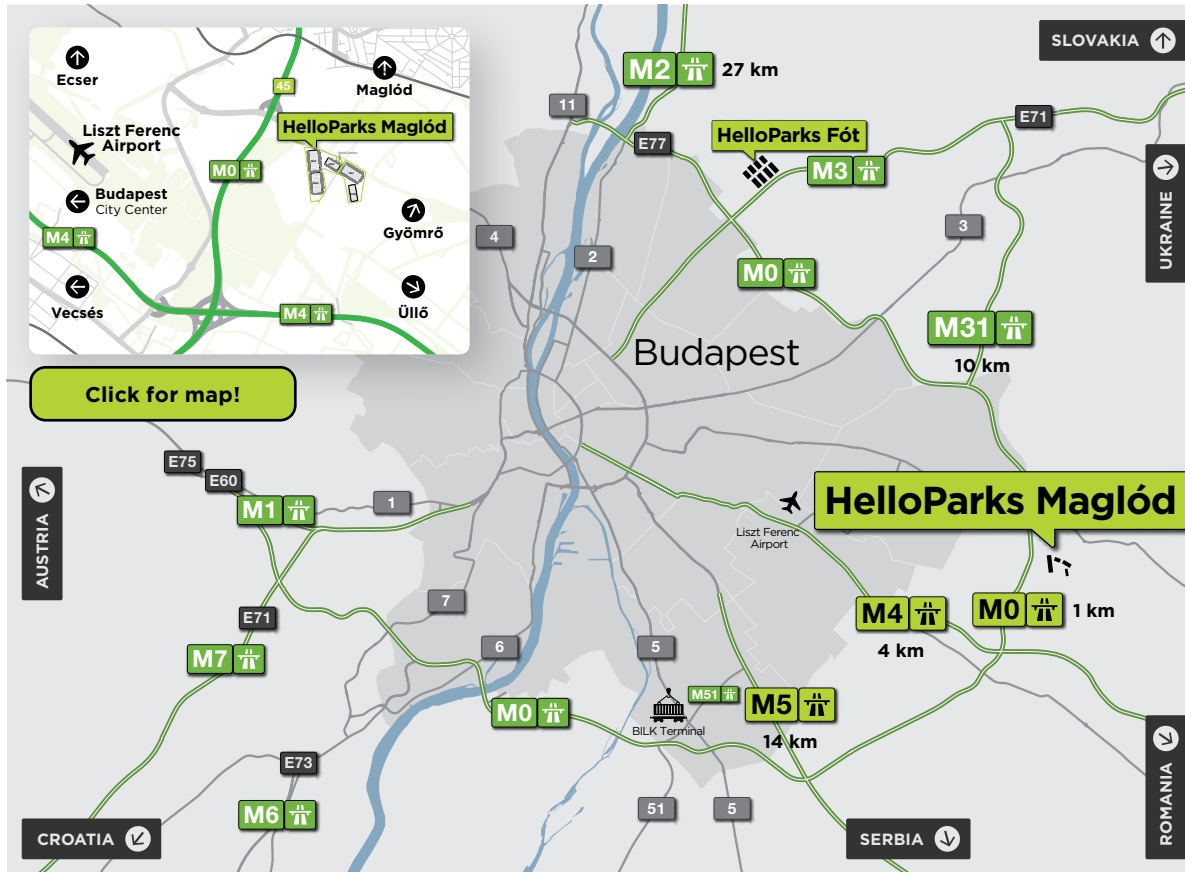


Member of  
Futureal Group

Close to highways: M0 M4 M5

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

# Maglód Location



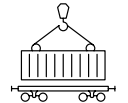
Click for map!



**300 m**  
to M0 motorway



**2 km**  
to train station



**24 km**  
to BILK



**9 km**  
to airport



**160 000**  
inhabitants  
within 10 km

# Technical standard

**HelloParks Maglód** is a modern logistics hub project meeting the highest technical specifications, consisting of several light production /warehouse buildings.

The Park is located in the eastern part of **Budapest**, one of the most developing industrial region, a short distance from the city centre. The hub is just **14 km away from the M0-M5 junction**, which make this park an attractive location for local, national and international transportation.

Incorporating energy efficiencies and environmentally friendly smart solutions, HelloParks Maglód is going to be 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>	MG1, MG3, MG4	MG2, MG5	
<b>Grid system</b>	MG1 12 x 22.6 m MG3 12 x 24 m	12 x 24 m	
<b>Floor load /m<sup>2</sup></b>	7t	5t	
<b>Clear storage height</b>	10 m	8 m	
<b>MINIMUM UNIT SIZE</b>	<b>3200 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:** 46 ha
- **Total building potential:** 193 000 m<sup>2</sup>
- **MG1 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

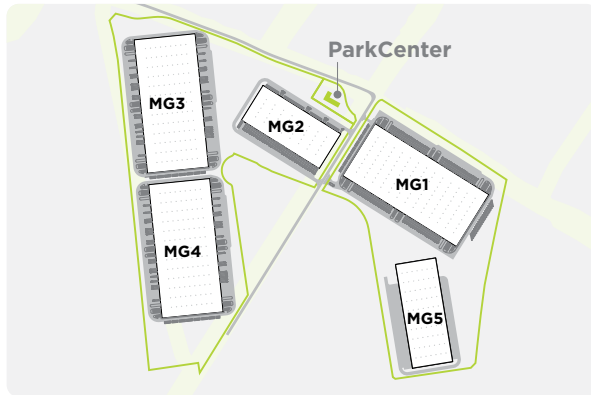
## ParkCenter

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



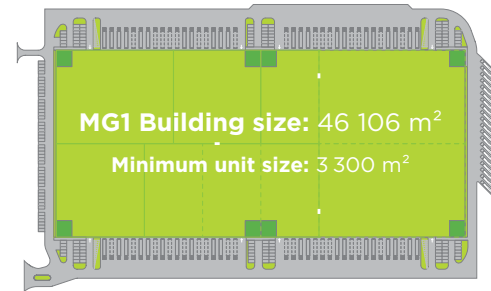
**FUTUREAL**

# Business layout

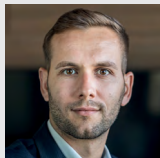
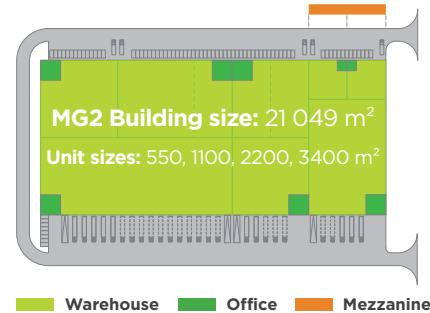


Building	Size (m <sup>2</sup> )	Building	Size (m <sup>2</sup> )
<b>MG1</b>	46 106 m <sup>2</sup>	<b>MG4</b>	46 106 m <sup>2</sup>
<b>MG2</b>	21 049 m <sup>2</sup>	<b>MG5</b>	24 211 m <sup>2</sup>
<b>MG3</b>	46 106 m <sup>2</sup>	<b>PC</b>	5000 m <sup>2</sup>

## Big Box: MG1, MG3, MG4



## Flexi Box: MG2, MG5



**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