

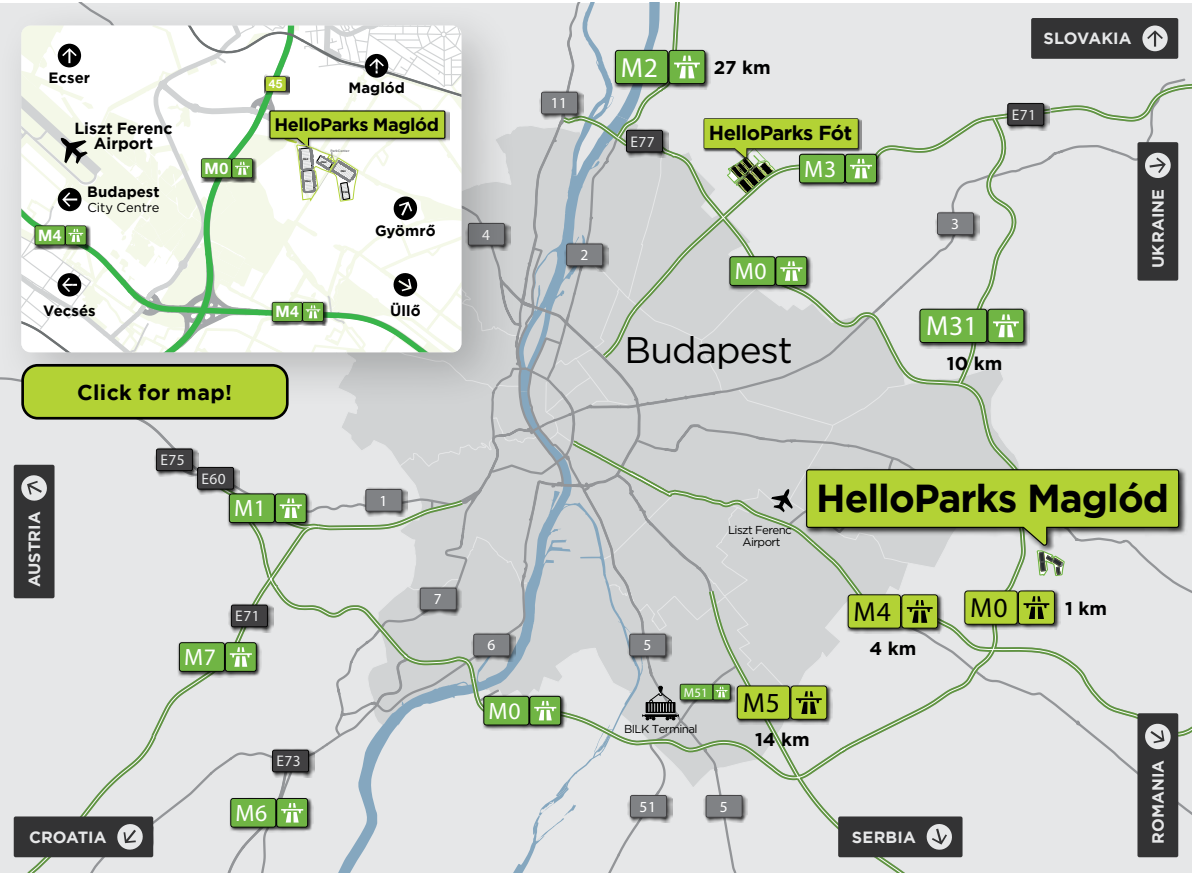


Member of
Futureal Group

Budapest East | Close to highways: **M0** **M4** **M5**

Say hello to your new space
HelloParks Maglód

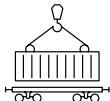
Maglód location



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 standards

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

The Park is located in the eastern part of **Budapest**, one of the most developing industrial regions, a short distance from the city centre. The hub is only **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	
Building name	MG1, MG3, MG4	MG2, MG5	
Grid system	MG1 12 x 22.6 m MG3 12 x 24 m	12 x 24 m	
Floor load	7 t/m ²	5 t/m ²	
Clear storage height	10-12 m	8 m	
MINIMUM UNIT SIZE	3 200 m ²	2 000 m ²	500, 1 000 m ²
Number of docking gates as standard	1 / 1 000 m ²	1 / 1 000 m ²	only drive-in
Number of drive-in gates as standard	1 / 5 000 m ²	1 / unit	1 / unit

- **Total park size:** 46 ha
- **Total building potential:** 193 000 m²
- **MG1 building size:** 46 000 m²

- 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

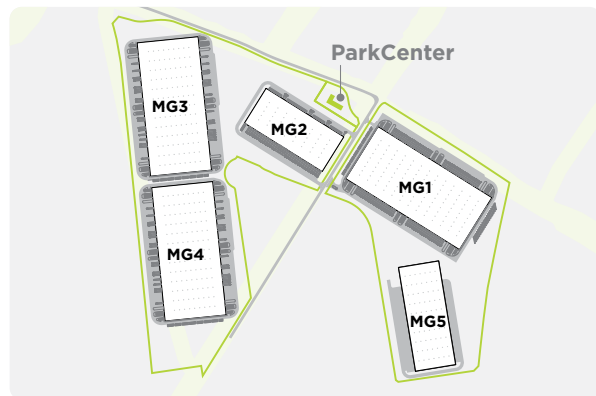
ParkCenter

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



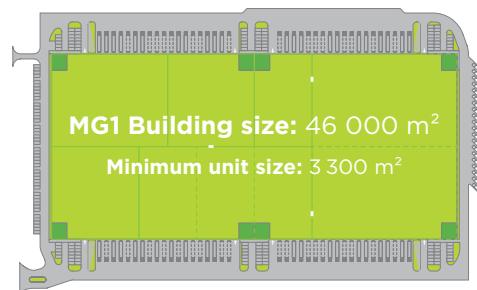
FUTUREAL

Site plan

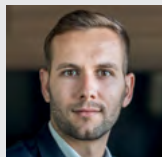
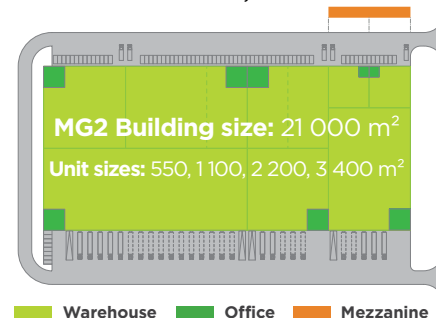


Building	Size (m ²)	Building	Size (m ²)
MG1	46 000	MG4	46 000
MG2	21 000	MG5	24 000
MG3	46 000	PC	5 000

Big Box: MG1, MG3, MG4



Flexi Box: MG2, MG5



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

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