



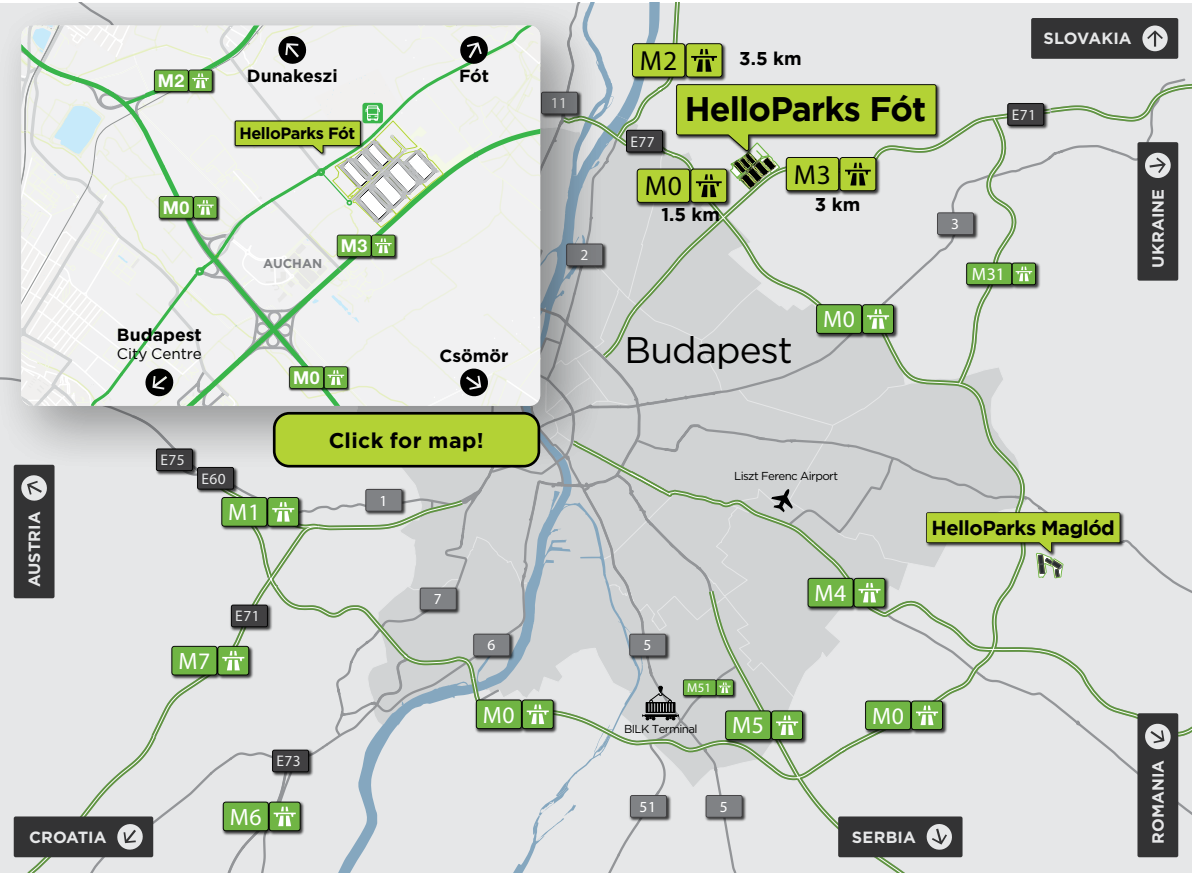
hello!
PARKS




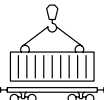


Budapest North | Close to highways: **M0** **M2** **M3**

Member of
Futureal Group

Say hello to your new space
HelloParks Fót

Fót location



- 
1 km to motorway M0
- 
1.5 km to motorway M3
- 
1.5 km to train station
- 
49 km to train terminal
- 
35 km to airport
- 
230 000 inhabitants within 10 km

Technical standards

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

The megapark is located in the northern part of **Budapest** with direct **connection of motorways M0 and M3**, only 10 km from Hungária boulevard. The Park has an outstanding visibility from the motorway M3.

Incorporating energy efficiencies and environmentally friendly smart solutions, HelloParks Fót 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	FT1, FT2, FT3, FT4	FT6, FT7, FT8	
Grid system	12 x 24 m	12 x 24 m	
Floor load	7 t/m ²	5 t/m ²	
Clear storage height	12 m	8 m	
MINIMUM UNIT SIZE	3 300 m ²	2 000 m ²	500, 1 000 m ²
Number of docking gates as standard	1 pc / 1 000 m ²	1 pc / 1 000 m ²	only drive-in
Number of drive-in gates as standard	1 pc / 5 000 m ²	1 pc / tenement	1 / tenement

- **Total park size:** 76 ha
- **Total building potential:** 330 000 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

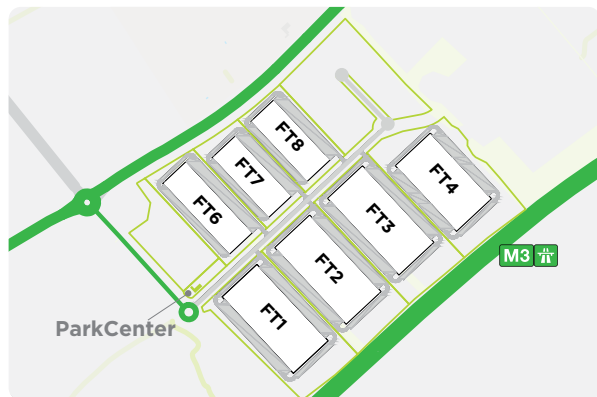
ParkCenter

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



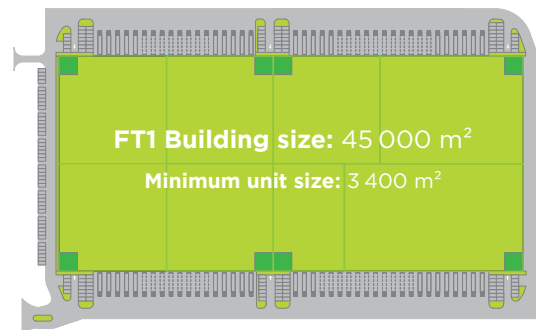
FUTUREAL

Site plan

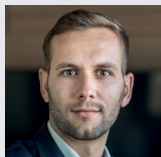
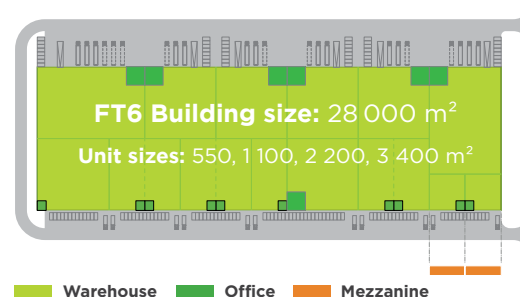


Building	Size (m ²)	Building	Size (m ²)
FT1	45 000	FT6	28 000
FT2	45 000	FT7	23 000
FT3	45 000	FT8	23 000
FT4	35 000	PC	5 000

Big Box: FT1, FT2, FT3, FT4



Flexi Box: FT6, FT7, FT8



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