



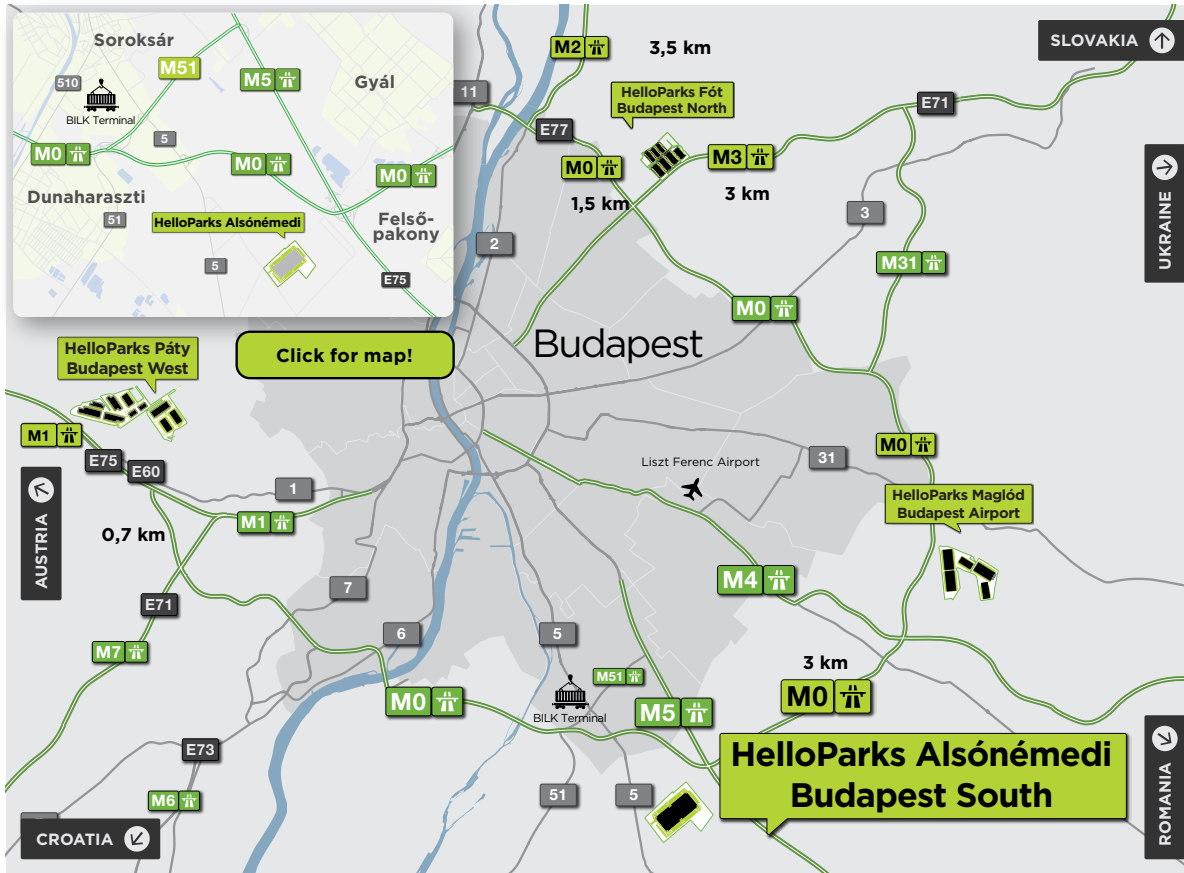
Member of
Futoreal Group

Budapest South | Close to highways: **M0** **M5** **M4** **M6**

Say hello to your new space

HelloParks Alsónémedi

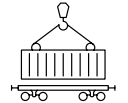
Alsónémedi location



6 km to motorway M0
10 km to motorway M5



8 km to train station



8,5 km to BILK



25 km to airport



185 000 inhabitants within 10 km

Technical standards

HelloParks Alsónémedi is a modern industrial building project meeting the highest technical specifications, suitable for light production and warehousing, close to a well-established commercial zone.

The building is located in the southern part of Budapest, **close to motorways M0 and M5**. It is also easily accessible from the downtown of Budapest, Könyves Kálmán boulevard is only 20 km away.

Incorporating energy efficient and environmentally friendly smart solutions, HelloParks Alsónémedi is going to reach the Outstanding certification in the New Construction category of the BREEAM sustainability standard.

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

- **Total park size:** 135 000 m²
- **Total building potential:** 60 000 m²

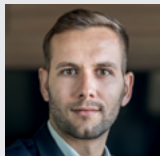
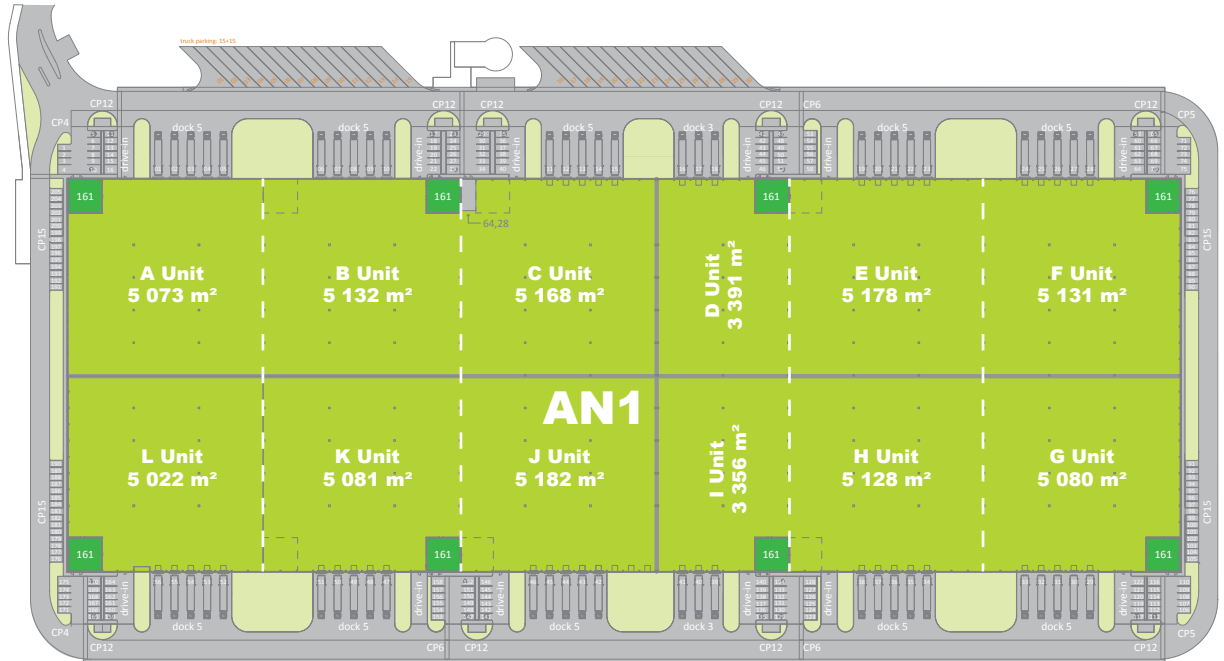
- Drive-in and docking gates with hydraulic levellers
- LED lighting
- Skylights and smoke vents
- ESFR sprinkler system
- Hot air blowers
- BMS & IoT
- Security system, CCTV
- Racking system upon request
- Customized solutions available

BUILDING TYPE	BIG BOX
Grid system	12 x 24 m
Floor load	7 t/m ²
Clear storage height	11,7 m
MINIMUM UNIT SIZE	3 300 m ²
Number of docking gates as standard	1 / 1 000 m ²
Number of drive-in gates as standard	1 / 5 000 m ²



FUTUREAL

Building layout



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

HelloParks Partnership C.V.
Magyarországi Fióktelepe
H-1082 Budapest,
Futó utca 47-53. 7. emelet