



Member of
Futereal Group

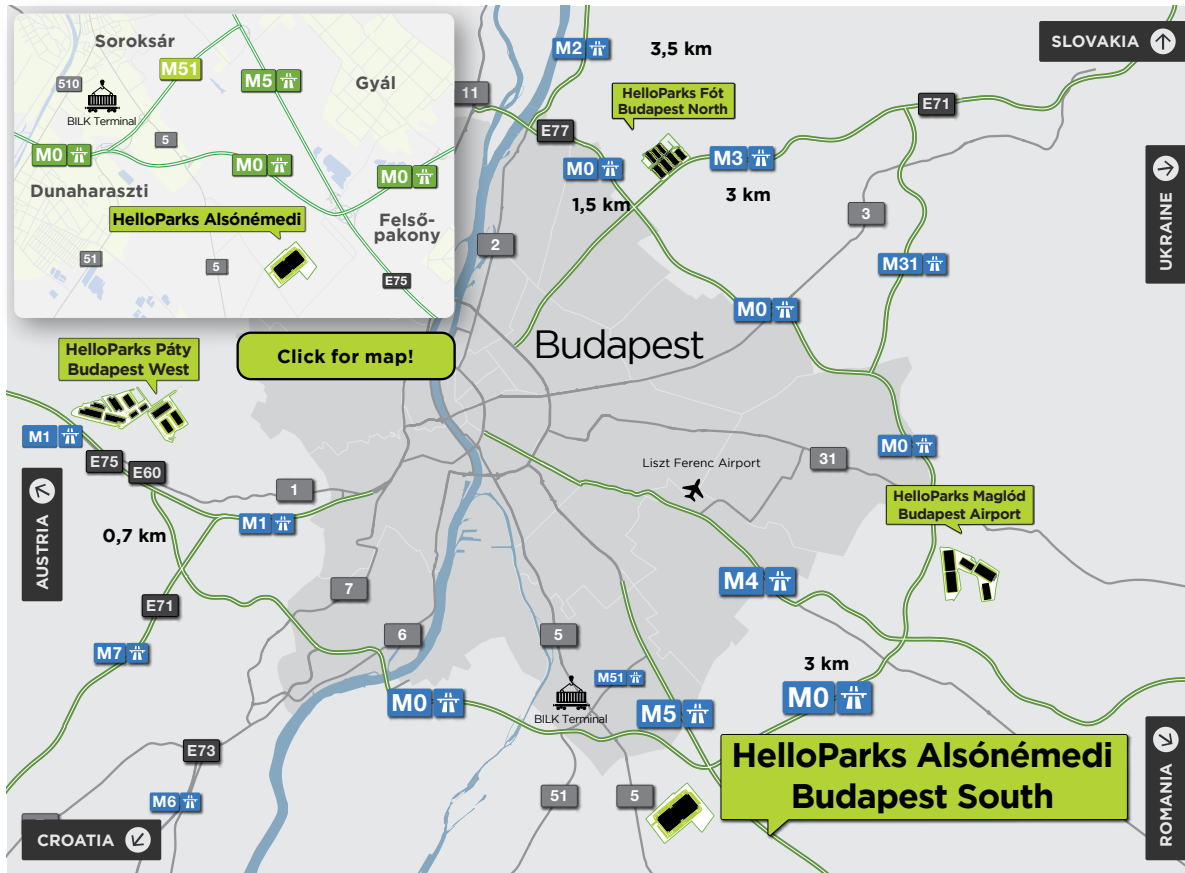
Close to highways: **M0** **M5** **M4** **M6**


Say hello to your new space

HelloParks **Alsónémedi**

Budapest South

Budapest South location





6 km to motorway M0
10 km to motorway M5


8 km to train station


8,5 km to BILK container terminal


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.

- **Park size:** 135 000 m²
- **Building size:** 60 000 m²

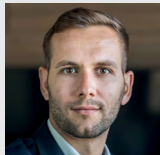
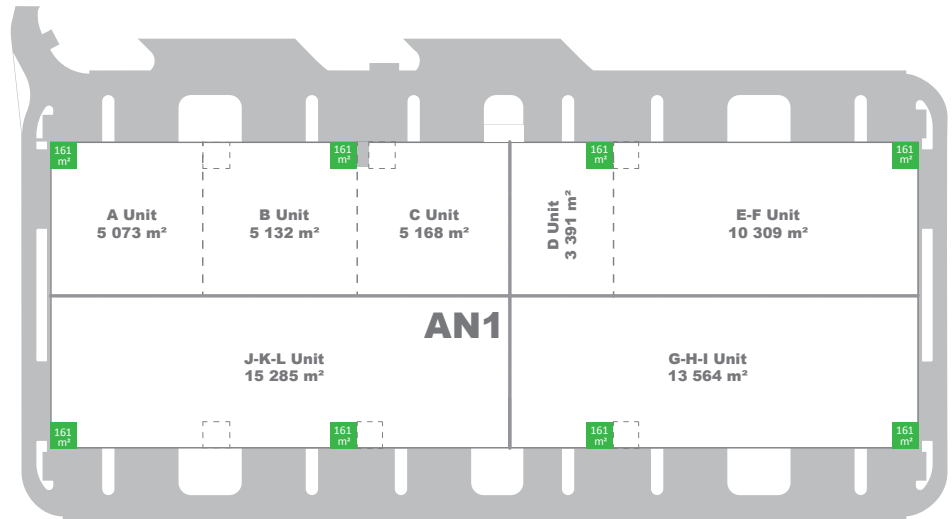
- Drive-in and docking gates with hydraulic levellers
- LED lighting
- Skylights and smoke vents
- ESFR sprinkler system
- Hot air blowers
- BMS & IoT
- Security system, CCTV
- Racking system upon request
- Customized solutions available

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

Building layout

Building specification

- Total truck parking spots: 30 pcs
- Total car parking spots: 204 pcs
- 15,000 sqm fire sections
- Flexible unit sizes
- 160 sqm/unit standard office



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