

SAY HELLO TO YOUR NEW SPACE



HELLOPARKS ALSÓNÉMEDI BUDAPEST SOUTH

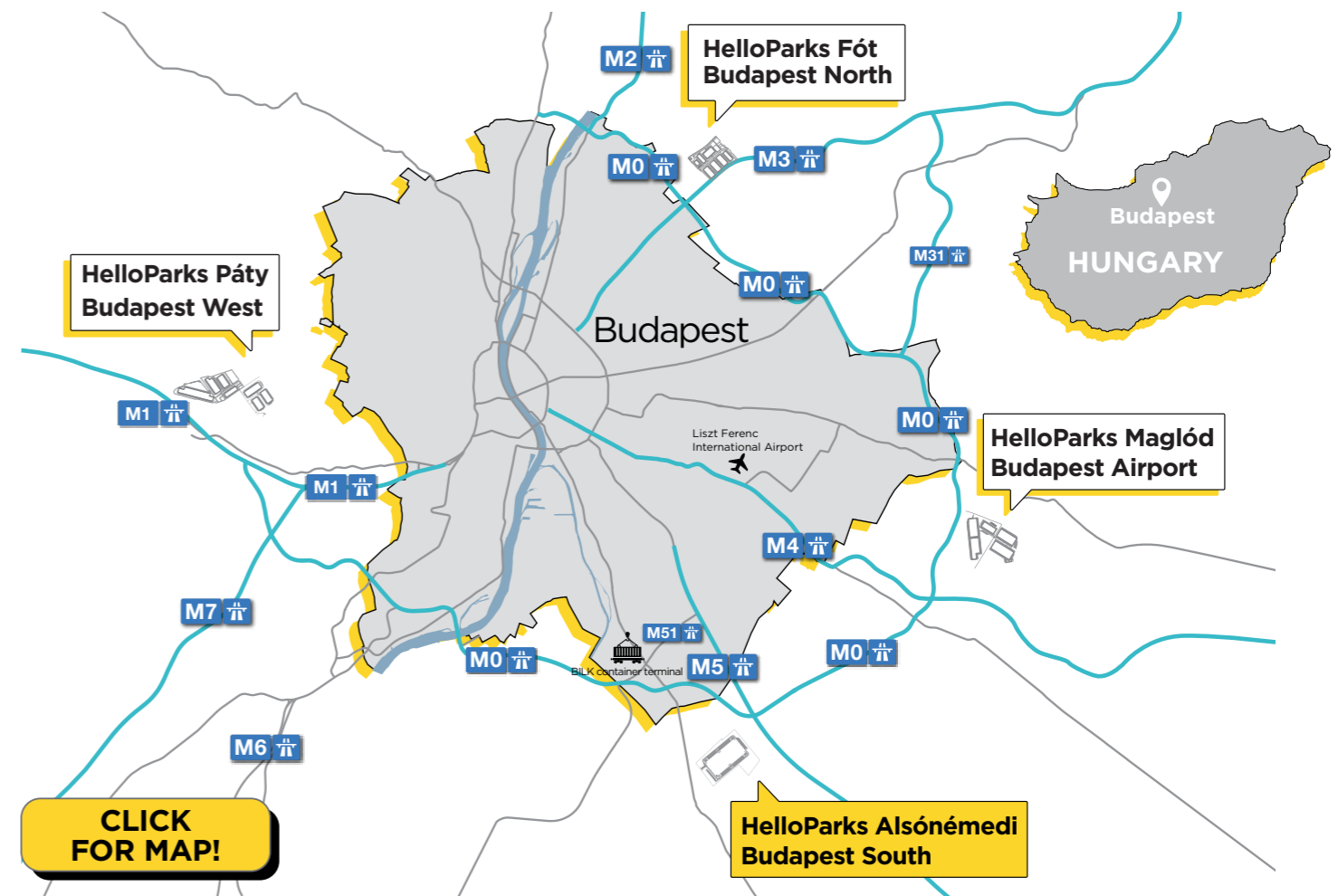
The 60,000 sqm BigBox-type AN1 warehouse in HelloParks Alsónémedi is located just 20 minutes from Budapest Ferenc Liszt International Airport and a container terminal with rail connection, and has direct access to both the M0 and M5 motorways. This makes it a particularly attractive destination for automotive suppliers operating along the Kecskemét-Szeged corridor, among others.

The building's large, contiguous areas of 15,000 sqm, 12-meter internal height, and cross-dock option make it an attractive solution primarily for logistics service providers, courier services, freight forwarding companies, as well as e-commerce and fulfillment businesses. Due to its high electrical capacity, the building is also suitable for meeting special requirements, including cold storage or pharmaceutical warehouses.

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LOCATION - BUDAPEST SOUTH

hello! PARKS

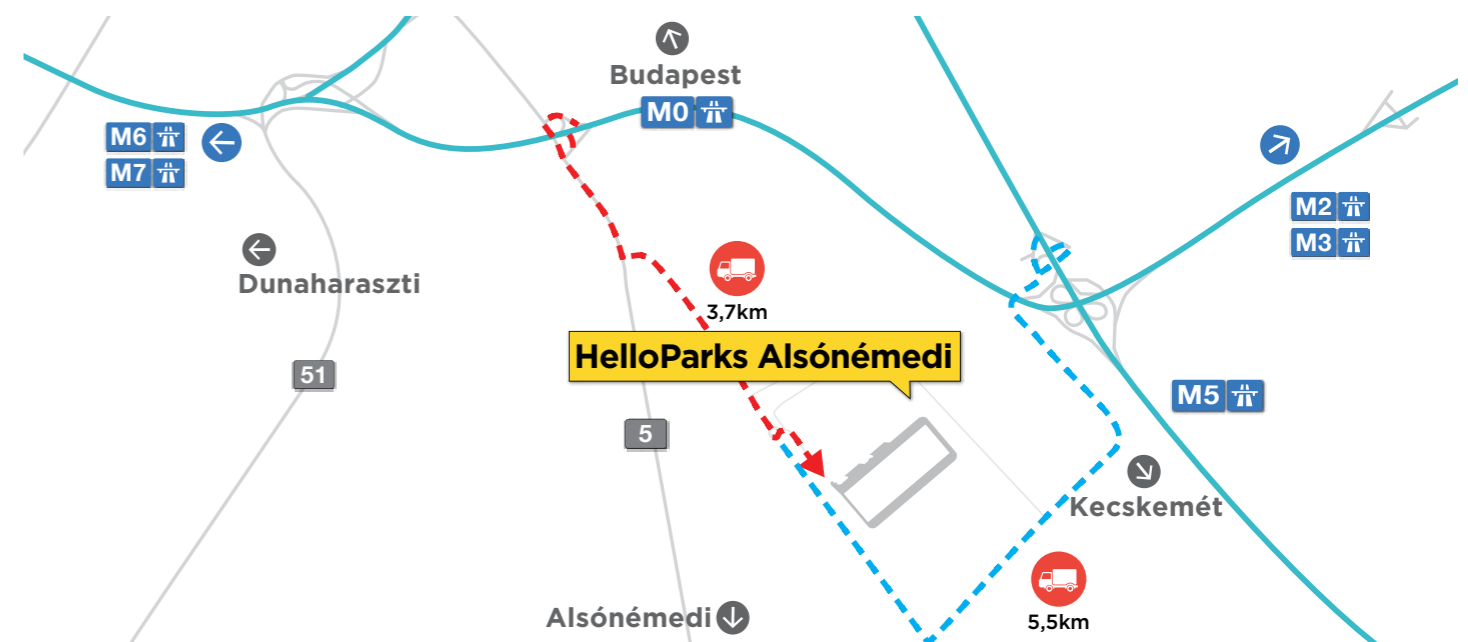


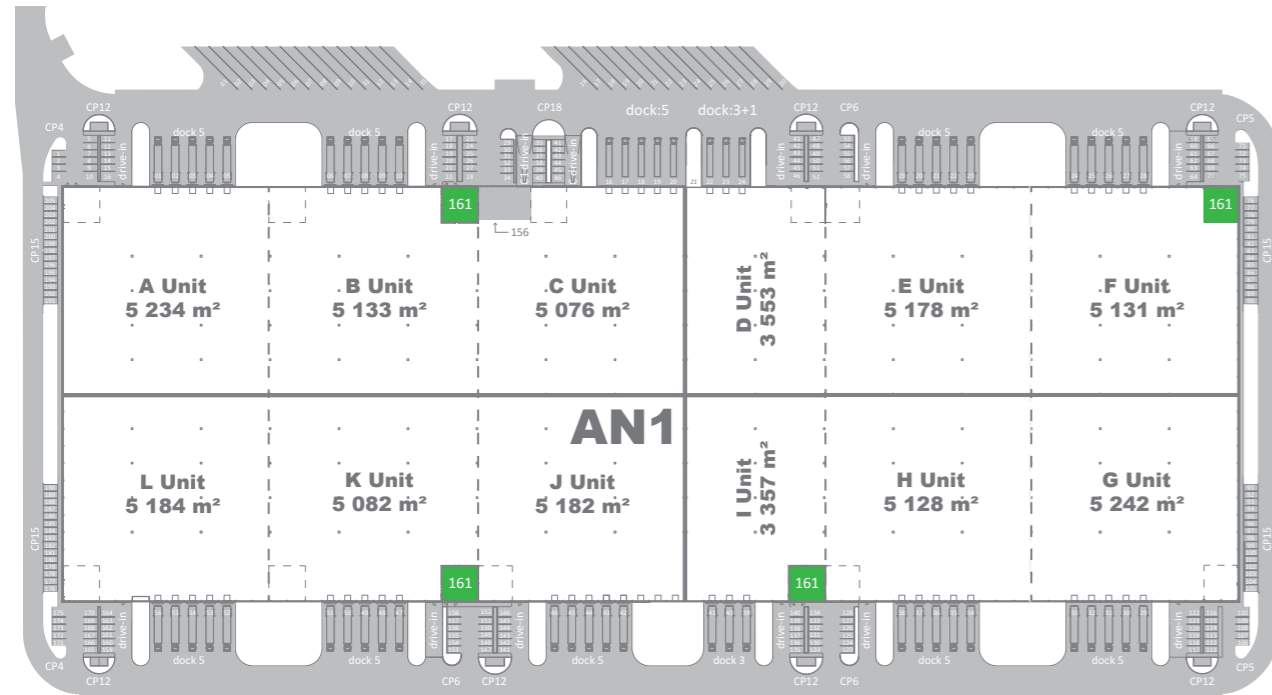
BILK container terminal: 6.5 km



Population: 180,000
(within 10 km)

ACCESS





- ⊕ Park size: **13 hectare**
- 🏗️ Development potential: **60,000 sqm**
- ✈️ Airport: **25 km**
- 🛣️ Nearby motorways: **M0, M4, M5**



	BIGBOX
Building name	AN1
Column grid	12 x 24 m
Floor loading	7 t/sqm
Clear height	12 m
Minimum unit	3,400 sqm
Docking gates	1 / 1,000 sqm
Drive-in gates	1 / 5,000 sqm

Building specifications

Docking and drive-in gates with hydraulic dock levellers	LED lighting	Roof lighting and smoke exhaust
Fast-response (ESFR) sprinkler system	Heat pump	BMS and IoT
Security surveillance and CCTV	Additional special solutions	Smartphone application

AWARDS



Warehouse Project of the Year

CRE Awards 2024
HelloParks Alsónémedi AN1



HELLOZERO

Sustainability plays a defining role in our activities. We focus on reducing greenhouse gas emissions, improving energy savings, and targetting carbon neutrality. In addition to protecting the environment, we are also committed to mental and physical health preservation and social responsibility. That is why our ESG targets have been defined to achieve the climate goals set by the United Nations and our detailed climate neutrality roadmap has been developed until 2035.

This includes that we develop our buildings from the design stage to meet the highest, Outstanding level of the **BREEM New Construction** category, and the requirements of the **EU Taxonomy**. Furthermore, from 2028, we aim to make our new developments' operations become **Net-Zero**, using **100% renewable energy**. By 2030 we are to **decrease our developments' embodied carbon** by 50% compared to our base values.

Our ultimate goal is to achieve climate neutrality in the entire supply chain in relation to Scope 1, 2, and 3 emissions by 2050.



CONTACT

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