ID 22883

Offer Commercial objects, Commercial properties

Well-located industrial area

Our property awaits its new owner with excellent infrastructure, easy accessibility, numerous sizes and utility capacities suitable for economic activities to take advantage of the hitherto untapped expansion opportunities!

We offer for sale a well-located industrial area in Alsónémedi, both as a logistics center and a warehouse base.

The estate is an industrial area that allows for a mix of business uses such as commercial warehousing, hire storage, food processing, manufacturing, assembly, packaging plants, and countless other activities that can make the most of the site’s location and equipment! Its installation capacity is 40%. So far, only a quarter of this has been built in, so the road is open for further improvements.

Units of the total holding:
- Warehouse building with 70 wagons, ie storage capacity of 700 tons;
- High warehouse (8m internal height) with 100 wagons, ie a storage capacity of 1,000 tons;
- Warehouse with loading ramp, 200 wagons, ie 2,000 tons storage capacity;
- Two-storey, brick-built, concrete slab plant with a total floor area of 2x800 m2;
- Covered storage, reception, other rooms in total: 600 m2;
- Offices, (workers' accommodation), social rooms in total: 360 m2;
- To provide water supply own water tower, own drilled well;
- Industrial power supply, own transformer house, with 300KWh capacity;
- Built industrial gas supply, gas receiving station;
- Nearly 10 hectares of fully fenced area, two separate entrances on the street front with wide industrial gates.

The forest strip extending from the industrial area on three sides in accordance with the regulations, as a protected forest, is also part of the entire real estate complex offered for sale.
Why choose our industrial estate to invest in real estate?

The area is large enough to suffice for any development. Utility capacities are available even for industrial production. The storage capacity is immediately available and can be expanded several times later. In the middle of the estate, the reinforced concrete foundations of the former livestock buildings are stable, suitable for any superstructure. There are two separate entrances on each side of the wide street front, making it easier to get in and out, traffic, or even sharing the property!

We now offfer a logistically and infrastructurally outstanding industrial area, an exceptional opportunity through the sale of our real estate complex, with which you can start your own, unique production and / or service base in a short time by realizing your own ideas!

The value stability of the area is not in question, as there are additional industrial parks and logistics centers in the region, thanks to the excellent, multi-directional approach of the area and the existing bypasses, which minimizes the risk of traffic obstruction. Nearby are the M0, M5, the old main road 5, 51, the main national railway line 2 km, the small Danube 1 km, the port of Csepel 21 km, 12 km.
The still accessible, contiguous industrial areas have run out, and a complex of real estate of this size and with such utility capacity is already very difficult or impossible to obtain.

If you are interested, we are at your disposal! Before visiting the property in person, we will provide more information, we will also show additional pictures, we will arrange a tour of the property upon request.

Commercial objects
Region 23, Hungary
Entry on behalf

More informations and contact
www.biz-trade.eu/ma-22883.htm