

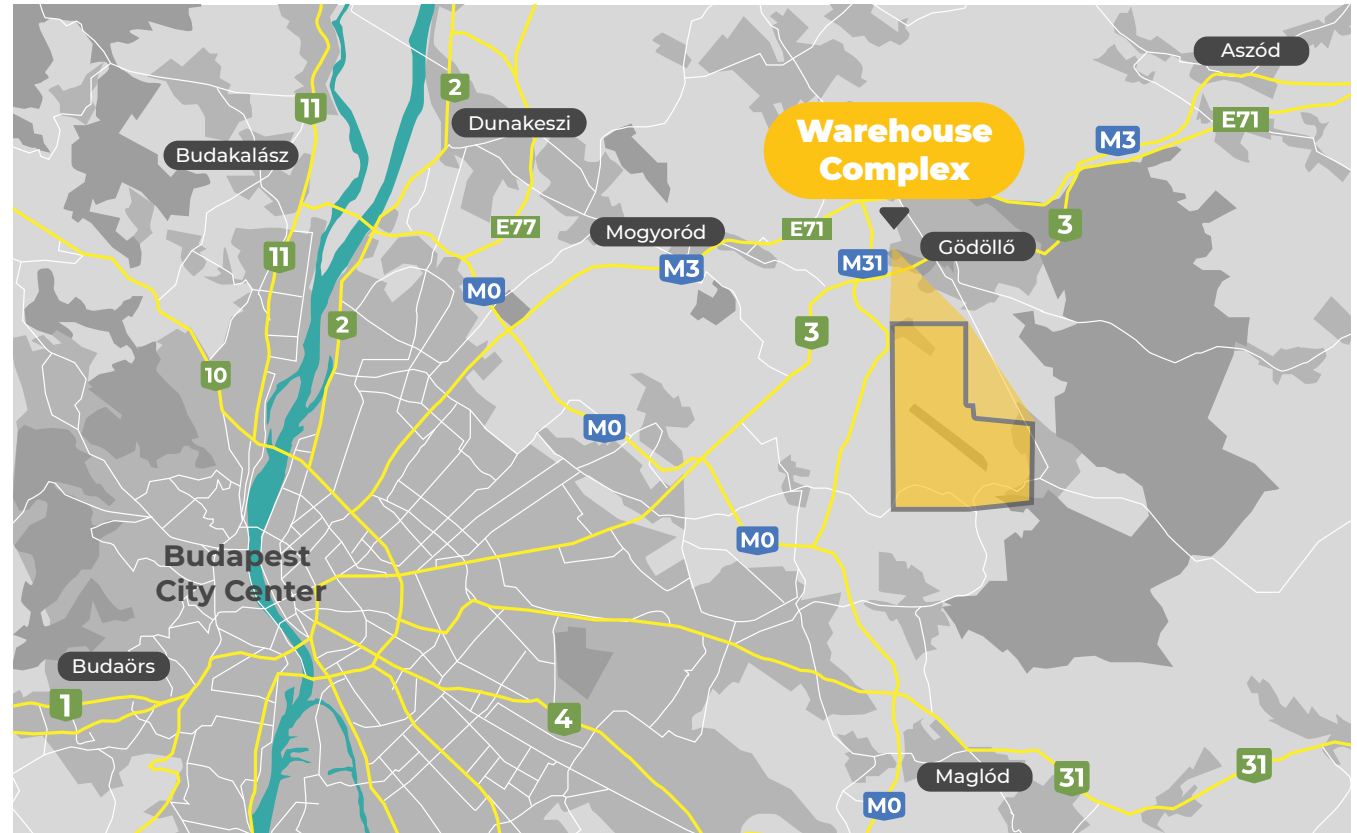
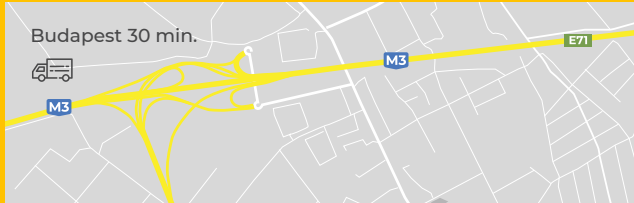
GÖDÖLLŐ WAREHOUSE COMPLEX



**FOR
SALE**

**Asking price:
€ 4.25 m excl. VAT**

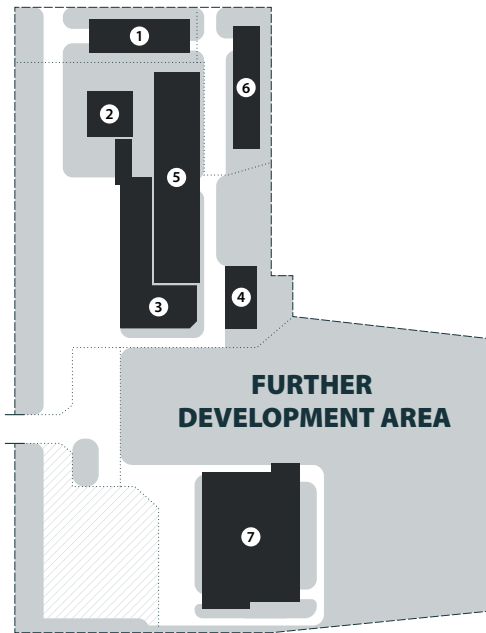
LOCATION & ACCESS



- **5 minutes drive** from M3 / M31 motorway exit and Road No. 3
- **30 minutes drive** from M3 / M31 motorway exit to Budapest city center

- **Accessible by all weight** of vehicles
- **Located in the industrial area** of the City of Gödöllő

SITE PLAN & BUILDINGS



THE BUILDINGS

1

- **890 sqm**
- heating: no
- GF
- ceiling: 4.75 m
- warehouse
- steel structure

2

- **1 167 sqm**
- heating: yes
- GF + 2 floors
- ceiling: 2.9 m in avg.
- upper floors: office
- reinforced concrete structure

3

- **523 sqm**
- heating: yes
- GF / ceiling: 3 m
- offices
- small storages
- steel structure

4

- **474 sqm**
(incl. shed)
- heating: yes
- GF
- ceiling: 3.7 m
- warehouse brick

5

- **12 456 sqm**
- cellar + GF + 4 floors
- warehouse
- offices
- reinforced concrete structure
- heavy-duty elevators
- ceiling: GF: 3.0 – 4.25 m
- upper floors: 3.58 m

6

- **740 sqm**
- heating: yes
- ceiling: 4.8 m
- GF and galeria
- warehouse
- offices
- reinforced concrete structure

7

- **4 049 sqm**
- heating: paritally
- ceiling: 5.1 – 17 m
- GF
- partially GF + 1 floor
- reinforced concrete structure



BASIC DATA

- **GLA: 20 298 sqm** including warehouse and office areas + ancillary and open-air premises
- **7 buildings** (smallest unit to lease: 50 sqm)
- **Low-cost heating system**

KEY FIGURES

- **65 000 sqm** land size
 - total rentable area **19 300 sqm**
 - warehouse **16 300 sqm**
 - office, social & other **3 000 sqm**
- Further development potential:
4 800 sqm (1 300+3 500 sqm) building with **10.5 m height**