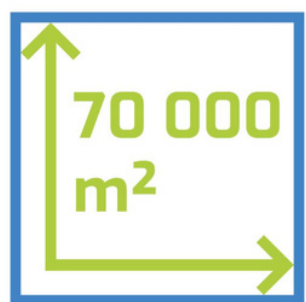


# IGPark Kecskemét South



IGPark Kecskemét South is accessible from M5 motorway and 54 highway. The Park is located right next to global companies, such as Mercedes Benz, Kühne+Nagel, Duvanbeck, Knorr-Bremse and SMP (Motherson).

- **Direct connection to highway M5** by a 2×2 lane road.  
TEN-T road: Budapest 120 km.
- **Excellent visibility**
- **Strategic location** next to Daimler Factory



The Park covers 12 ha – divisible and extendable – industrial plot with 70.000 m<sup>2</sup> building development potential.



Infogroup has been developing an industrial-logistic building of 21.000 m<sup>2</sup> with 2023 handover.

#### **Areas available for lease**

Minimum lease area: 4.600 m<sup>2</sup>

#### **Opportunity for Build-To-Suit or Build-To-Own development**



Direct access to the Hall is provided by a newly built junction and the site has excellent visibility. We provide quality space with modern and effective solutions for our partners.



#### **Building regulations:**

- Zoning: GIP-9159, industrial area
- Maximum build-in ratio: 50%
- Minimum greenfield ratio: 25%
- Maximum building height: 16 m

# STANDARD HALL TECHNICAL SPECIFICATION

## External area

- Area fully fenced around with gatehouse
- Concrete truck manoeuvring area loading pit in front of the gates
- Solar panels installed on the roof
- 22 truck parking spaces
- 180 car parking spaces

## Hall area

- 12.7 m building height
- 10 m inner height
- 12 X 24 m column span
- 60 kN/m<sup>2</sup> floor load capacity
- Docking gates with leveller and side loading
- Gates on both side of the building
- ESFR sprinkler
- Canopy

## Office area

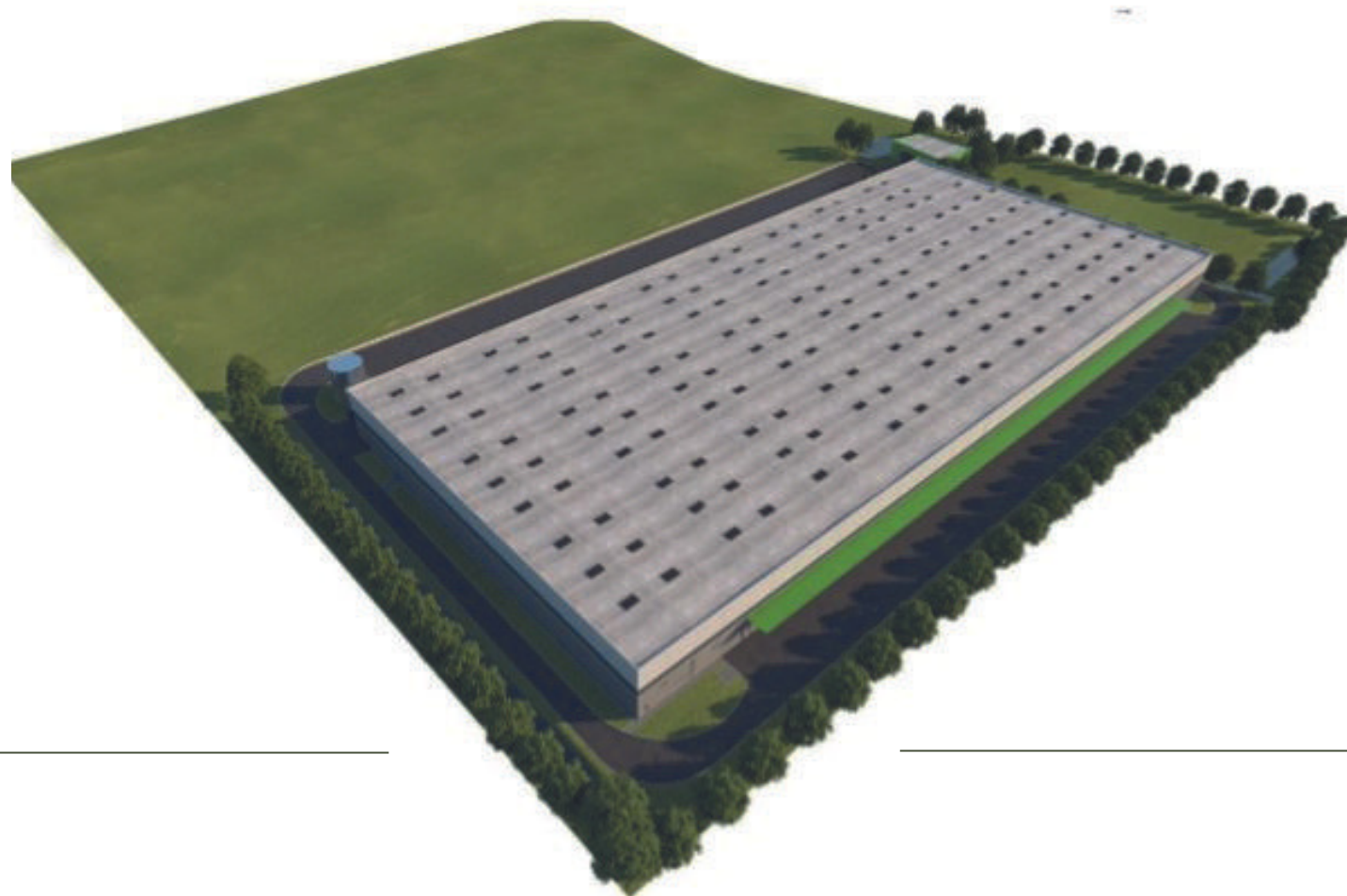
- On the ground floor or mezzanine levels
- Fitout according to client need
- Minimum 2.5 m clearance to suspended ceiling
- Air conditioned
- 300 kg/m<sup>2</sup> load capacity

## Development exit opportunities

- Standard building
- Build-to-suit building
- Flexible and turn-key solutions

## Infogroup - The Developer

The Hungarian family owned company has many decades of experience and focused on industrial profile by developing production and logistics halls and operating industrial parks.



infogroup