

# IGPARK

## Miskolc

property solution by  
 **infogroup**



- Located in the northern part of Miskolc
- Within Miskolc Mechatronic Industrial Park
- Direct connection to highway M30
- 170 km distance to Budapest
- 700 m from Bosch Miskolc facilities and directly next to Bosch logistics centre and Chervon plant





# Building Under Construction



2nd phase available

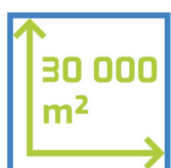
13.4 m building height  
10.25 m inner height  
12 x 24 m column grid  
60 kN/sqm floor load  
Docking gates with levellers  
ESFR sprinkler system  
Canopy

PHASE 1  
19 000 sqm pre-let industrial-logistics building (2023 Q2 handover).

2nd phase of up to 14 000 sqm available for lease

Opportunity for Build-To-Suit development

## Development Land



**5 ha land** with further expansion to neighbouring site

**30,000 m<sup>2</sup>** development potential



Ideal for **Build-To-Suit** developments

**VIP status zone** with accelerated permitting process



all mains available

### Building regulations:

Zoning: Gipe71.73[M]-(OF-1), industrial area

Maximum build-in ratio: 60%

Minimum greenfield ratio: 25%

Maximum building height: 20 m



5 ha

CHERVON

infogroup



infogroup

igpark.hu | infogroup.hu |

**Balázs Czifra**  
Sales Director  
Mobile: +36 30 345 3838  
E-mail:  
czifra.balazs@infogroup.hu

**Andrea Derényi**  
Head of Sales  
Mobile: +36 70 640 8098  
E-mail:  
derenyi.andrea@infogroup.hu

**Árpád Takács**  
Sales Manager  
Mobile: +36 70 336 5562  
E-mail:  
takacs.arpad@infogroup.hu