

MAGLÓD, APCT TRIGO

Rental option
from 144 sqm

INTRODUCTION



Location

The 11 468 m² industrial and logistic park is located in Maglód, 1,4 kilometers from the M0 highway, 2,4 kilometers from the airport, and 21 kilometers from downtown Budapest.

Function

Built-to-suit warehouses for longterm rental from 144 sqm. Development in 1 phase. The size and content of the rented areas can be adjusted flexibly. Rental areas available from 144 sqm.

Key Financials

In case of individual request, build to suit solutions, individual price agreement, ready-to-build or turnkey implementation are available. Lease plan from 5 years, 6 Euro/sqm/month + VAT.

Data – Zoning – Utilities

- Zoning: Ga/1.
- Footprint ratio: 50%.
- Max. building height: 18m.
- Scope of activities: logistics, warehouse, light industrial activities, office and retail.



Specification

- Mixed warehouses, flexible rental spaces from 144 sqm.
- Minimum 6 meters net height.
 - 5t/m2 industrial floor.
- 1 industrial gate per 1 000 m2.
- Heavy duty truck access, large parking spaces, electric car charging point and solar power.
- Gated access, fire and intruder alarm systems, 24/7 guard.



Distances

BUD Airport	2.4 km
Csepel Cargo port	39 km
Railway station	2.3 km

Distance to motorway

M0	1.4 km
M1	50 km
M3	30 km
M4	4 km
M6	41 km
M7	43 km

Distance to

Austrian border	200 km
Slovakian border	100 km
Ukrainian border	300 km
Romanian border	220 km
Serbian border	170 km
Croatian border	260 km
Slovenian border	300 km