



DUNAÚJVÁROS · CENTRAL HUNGARY

MANUFACTURING FACILITY · GIP INDUSTRIAL ZONE

Dunaújváros

A well-maintained, **crane-equipped manufacturing facility** — a 6,390 m² production hall on a 32,885 m² GIP site, approximately 70 km south of Budapest. Offered fully vacant for immediate acquisition.

6,390 m²

BUILDING SIZE

32,885 m²

TOTAL SITE
AREA

7.5 m

CLEAR INTERNAL
HEIGHT

4 x

BRIDGE CRANES

PROPERTY DESCRIPTION

Crane-equipped production capacity, ready for immediate operation



PRODUCTION HALL · KONECRANES BRIDGE CRANES

An outstanding opportunity to acquire a well-maintained, crane-equipped manufacturing facility situated within an established industrial zone in Dunaújváros, Central Hungary.

Originally constructed in 1998 with a reinforced concrete frame, the property comprises a 6,390 m² production hall with a 7.5 m clear internal height and four integrated Konecranes bridge cranes (2×2.8t, 1×2.0t and 1×1.5t), providing immediate operational capacity for a wide range of manufacturing and industrial uses.

Complementing the main production hall, the facility includes modern office and staff welfare accommodation with air conditioning, heated by two high-capacity 575 kW boilers. The site extends to **32,885 m²** with a current plot coverage of just 19% — against a permissible 40% — offering scope for further development of up to approximately 6,700 m² of additional built space.

The property is zoned GIP (General Industrial Zone), suitable for a broad range of manufacturing activities, and benefits from street access for heavy goods vehicles (12 t+) without permit requirements.

AT A GLANCE

CLEAR HEIGHT — HALL
7.5 m

BRIDGE CRANES
4 × Konecranes

PLOT COVERAGE
19% / 40% max

FURTHER BUILDABLE
~6,700 m²

ZONING
GIP industrial

HGV ACCESS
12 t+, no permit

POSSESSION
Vacant

PROPERTY GALLERY

Production, warehouse & office accommodation

Production & warehouse

01 — 03



Production hall — full span



Production area



Workshop bay — 1.5t crane

Office & welfare

04 — 06



Reception lobby



Private office suite



Dining area — bright interior

Site & exterior

07 — 09



Background facade — full length



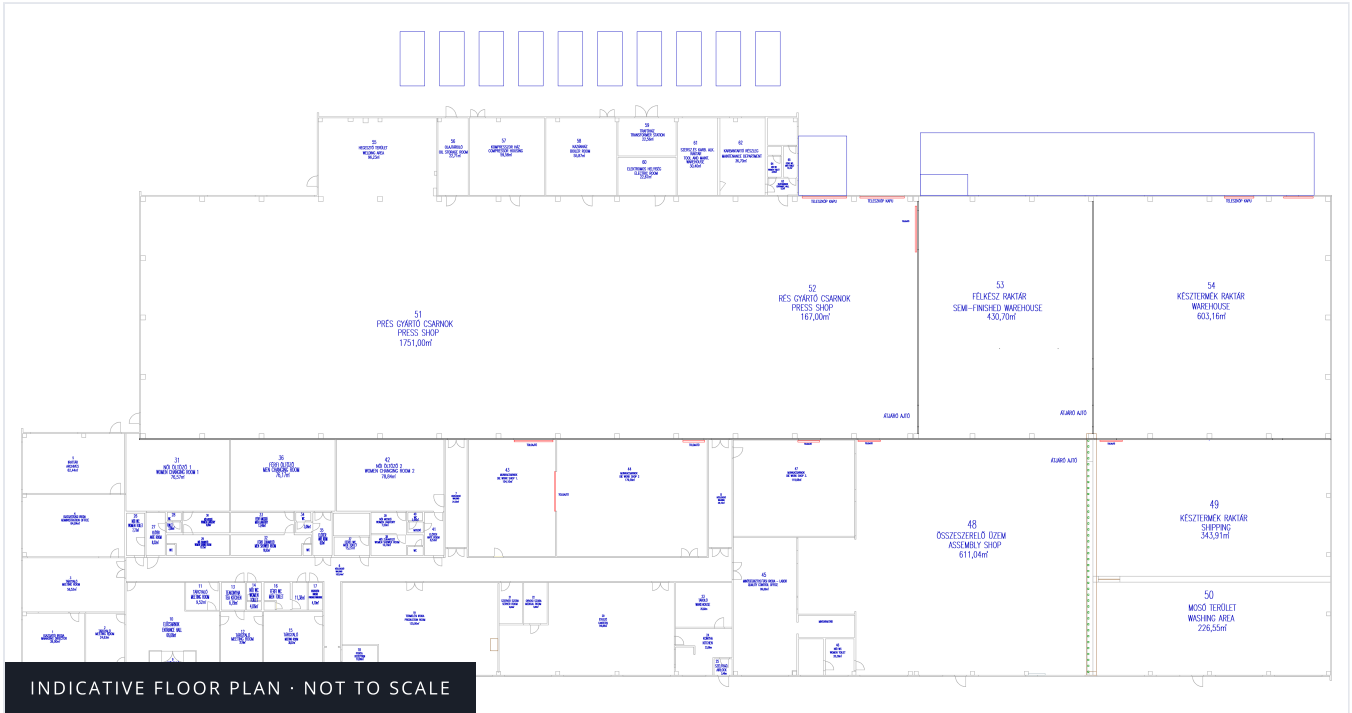
Landscaped grounds & yard



Covered entrance & parking

SITE LAYOUT

Floor plan & principal areas



PRINCIPAL AREAS

51	Press shop	1,751.00 m ²	49	Shipping warehouse	343.91 m ²
48	Assembly shop	611.04 m ²	50	Washing area	226.55 m ²
54	Finished-goods warehouse	603.16 m ²	52	Press shop — annex	167.00 m ²
53	Semi-finished warehouse	430.70 m ²	—	Offices, changing & welfare rooms	balance

TECHNICAL DETAILS

Specification & key terms

BUILDING & SITE

SITE AREA	32,885 m²
BUILT AREA	6,390 m² manufacturing hall
PLOT COVERAGE	19% (permitted max 40%)
FURTHER BUILDABLE	~6,700 m² additional
YEAR BUILT	1998
STRUCTURE	Reinforced concrete frame
CLEAR HEIGHT — HALL	7.5 m
CLEAR HEIGHT — OFFICE	3.5 m
ZONING	GIP — General Industrial Zone

SERVICES & ACCESS

BRIDGE CRANES	4 × Konecranes (2×2.8t, 1×2.0t, 1×1.5t)
HEATING	2 × 575 kW boilers — hot-air blowers & radiators
ELECTRIC POWER CAPACITY	950 kW
POWER SUPPLY	10/0.4 kV transformer
GAS CAPACITY	100 m³/h
HGV ACCESS	12 t+, no permit required — separate street entry
PARKING	Ample on-site parking
POSSESSION	Fully vacant — immediate acquisition

LOCATION

Located in Dunaújváros, a key industrial city in Central Hungary, approximately 70 km south of Budapest. Excellent road connectivity within an established GIP industrial zone.

AVAILABILITY

Available for immediate acquisition. The current owner is vacating the premises; the property will be handed over fully vacant and ready for occupation.

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