

An aerial photograph of a farm complex in Hungary, featuring a large industrial-style building with a grey roof, surrounded by fields and trees. A semi-transparent purple circle is overlaid on the left side of the image, containing the text.

Investment opportunity

Farmos/Hungary

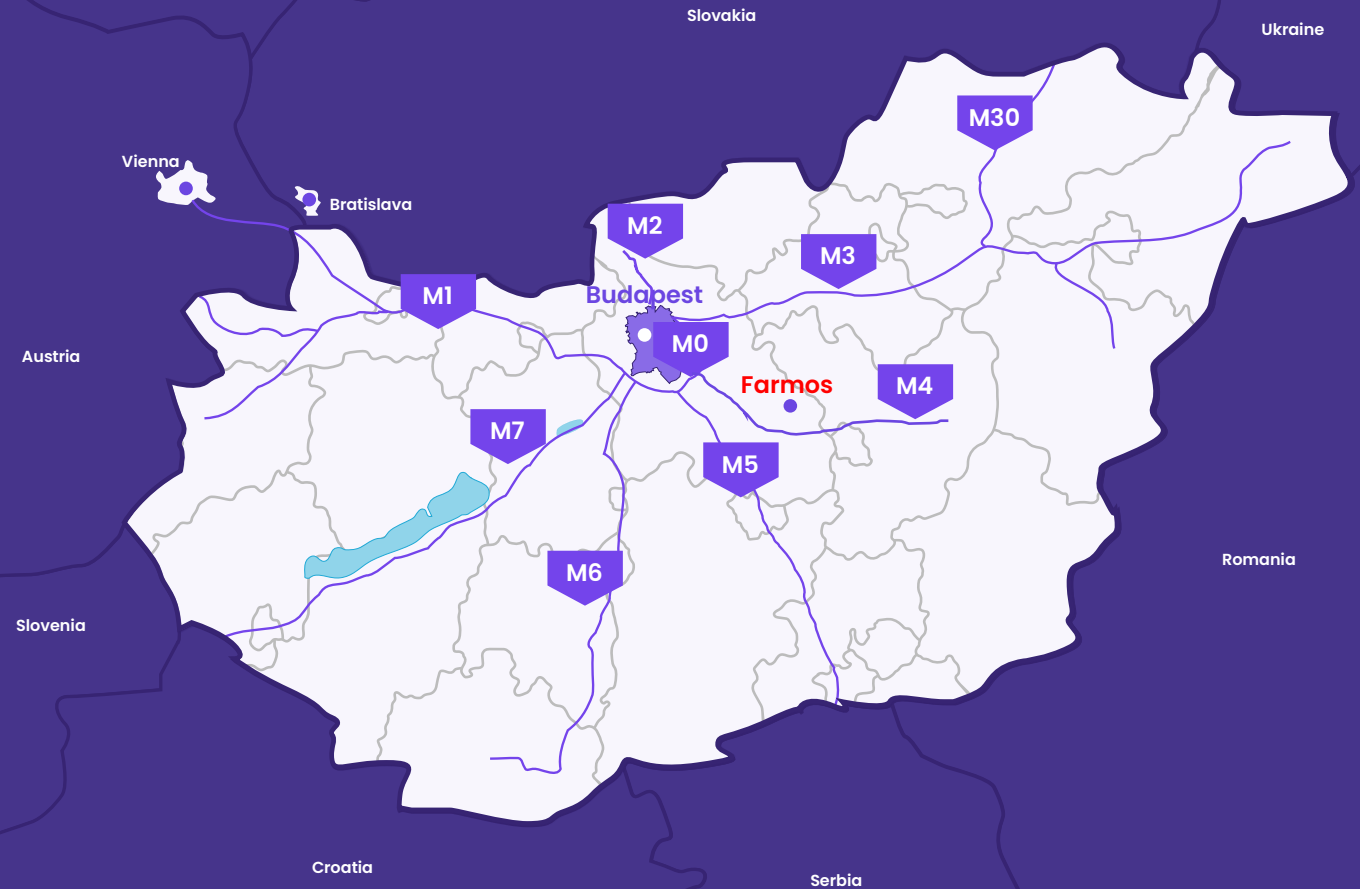
Macro location

The site is located in the town of Farnos, in the Southeast part of Pest County, 60 km away from Budapest and 17-19 km away from the nearby cities of Jászberény and Cegléd.

The property is located on the south edge of Farnos right next to main road 311. with an excellent visibility and access.

The area has its dedicated industrial zone, and it is surrounded by greenfield agricultural lands.

The main road no. 311 runs along to the site, offering excellent visibility and easy access, the closest motorway connection (M4) is 19 km away



Micro location

About the property

The asset is to be sold as a vacant property together with the special equipment for crop treatment/processing and its packaging units.

The Seller of the facility is active in the agricultural sector, and the site was used for crop processing and warehouse purposes.

- Address: H-2765 Farnos, Szelei road.
- Topographical number: 822/132
- Plot size: : 49 998 sq m
- Plot structure: 1 plot, 1 single owner
- Zoning: The property offered for sale was developed on the outskirts area of Farnos, in a „Gksz-3” classified commercial/industrial area.

Gksz-3 (Industrial/ Commercial)	General building regulations			
	Lowest plot area	Maximum Built-in ratio	Minimum Green area ratio	Highest allowed building height
	Sq m	%	%	m
	5 000	40	30	8.5



Main technical parameters

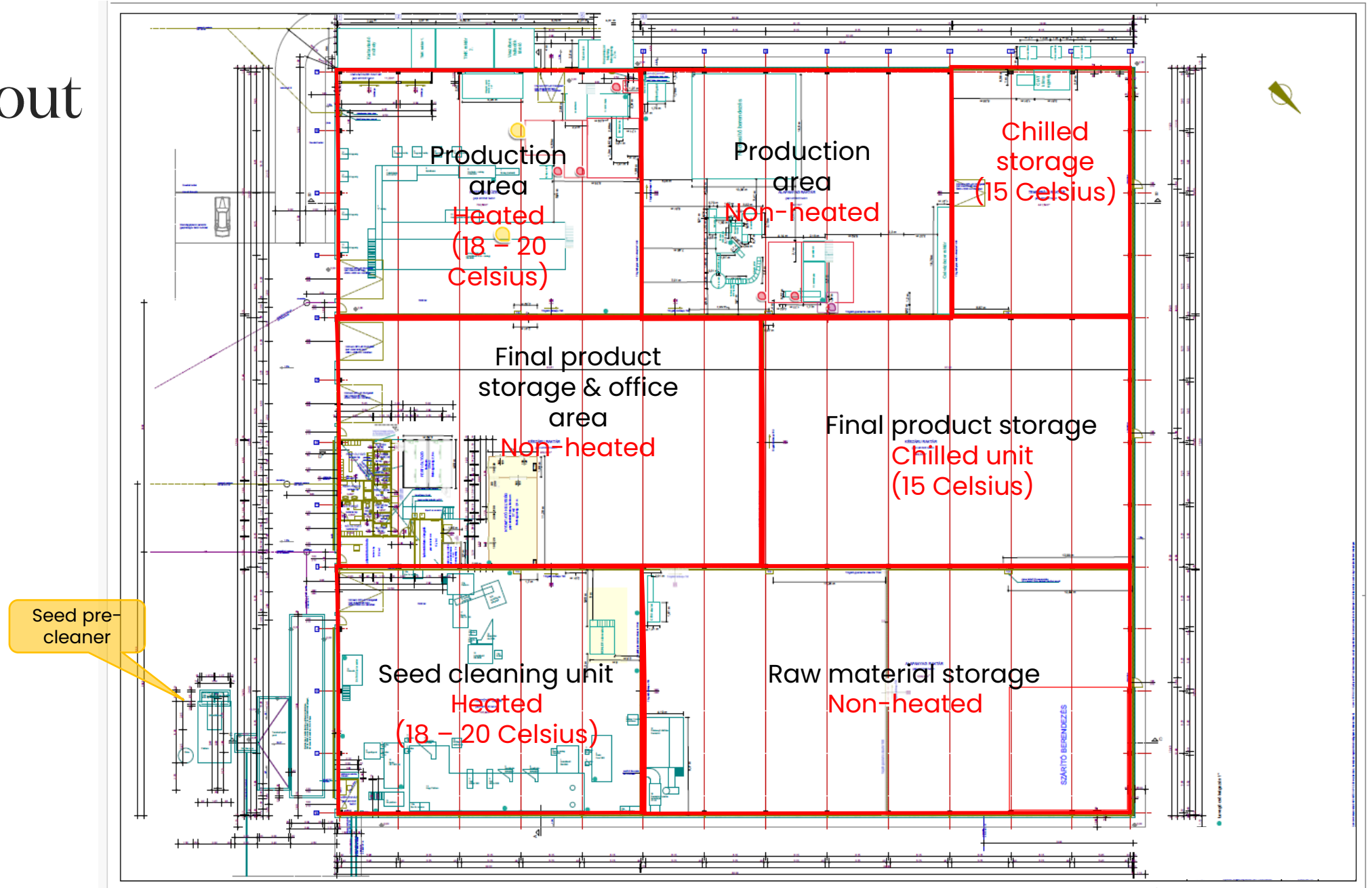
About the property

- Main building size:
 - Production/warehouse : 5 912 sq m
 - Office: 99 sq m (office containers)
- Year of construction: 2004
- Reinforced concrete structure with insulated sandwich panel facade
- 5 ground level industrial gates (Height: 4.60 m, width: 4 m)
- 6.10 clear internal height in all areas of the building
- 5t / sq m capacity industrial floor
- Heating and cooling available in some areas (please check next slide)
- Fire alarm system, fire hydrant and handy fire extinguisher
- Bridge scale for trucks
- Total 20 000 sq m outside paved area

Utilities	
Electricity	3 X 200A
Gas	160 m³/hour
Water	10 m³/day
Sewage	25 m3 container



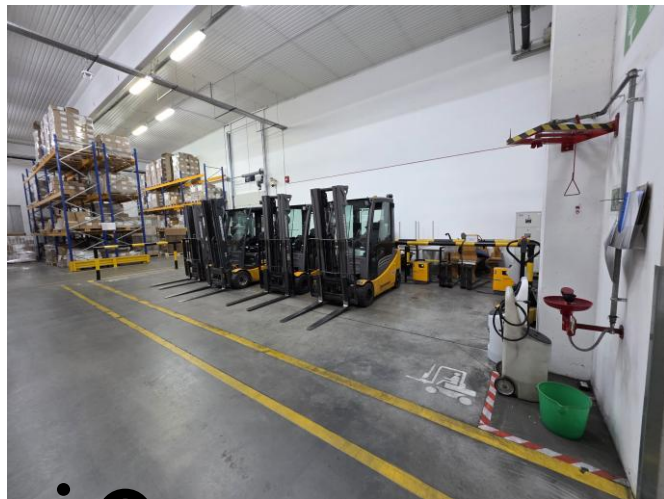
Layout



Outside pictures



Inside pictures



We appreciate your time. Waiting for connecting!



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