

**Kisapostag !ÁRCSÖKKENÉS! Kisapostag ipari ter.**

1 600 000 000 HUF

**FOR SALE: INDUSTRIAL WAREHOUSE WITH EXCELLENT LOCATION AND EXPANSION POTENTIAL**

An outstanding industrial property is for sale in Kisapostag, Fejér County!

**Location:**

The property is situated just 50 km from Budapest, in close proximity to the M6 and M8 motorways, with direct access to Highway 6. The Liszt Ferenc International Airport is only a 50-minute drive away, while downtown Dunaújváros is just a few minutes away.

**Land and Buildings:**

Total land area: 42,731 m<sup>2</sup>, enclosed with a concrete fence

Industrial warehouse: 5,363 m<sup>2</sup>

Can be divided into 2,000 m<sup>2</sup> + 2,000 m<sup>2</sup> + 1,363 m<sup>2</sup> sections

Ceiling height: 7 meters

Cranes available - 7 units with a lifting capacity of 10-20 tons

Newly built, two-story office building: 303.52 m<sup>2</sup>

Social block and training room: 456 m<sup>2</sup>

Warehouse space: 491 m<sup>2</sup>

Expansion potential: Additional 2,000 m<sup>2</sup> can be built, with a possible height of up to 20 meters (foundations already prepared)

**Parking & Logistics Capabilities:**

Private parking: Currently 25 cars, expandable as needed

Truck parking: Space for up to 15 trucks

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ID number

380170

Type

For sale - Industrial area

Space

5 363 m<sup>2</sup>

Building lot

42731 m<sup>2</sup>

FOR SALE

