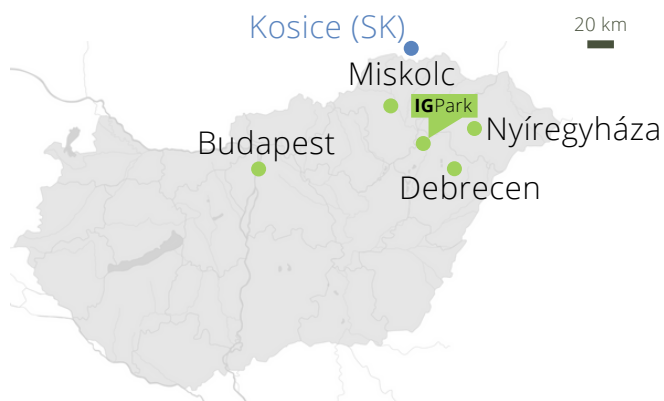


IG PARK

Polgár

property solution by



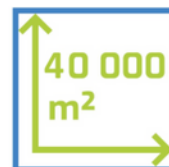
Directly next to highway M3
TEN-T road: Budapest 120 km.



Excellent visibility

Strategic Tri City location

Debrecen, Miskolc and Nyíregyháza
within reach

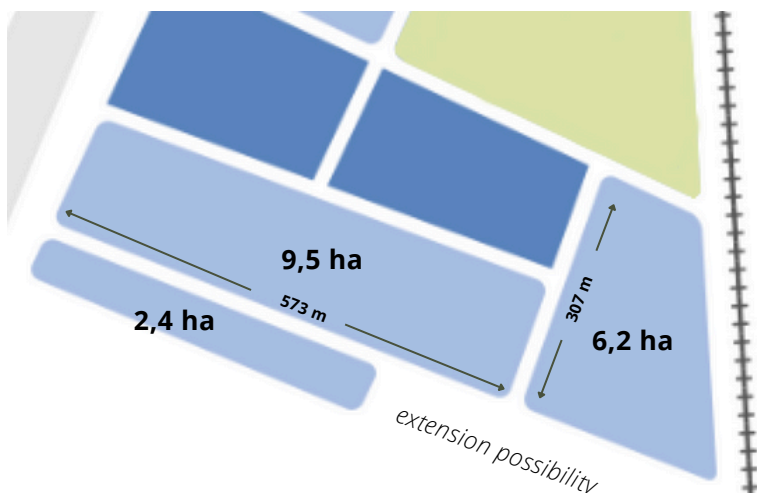


**40,000 sqm Industrial Hall area
available for lease**



Opportunity for **Build-To-Suit or
Build-To-Own development**

AVAILABLE DEVELOPMENT PLOTS



Building regulations:

- Zoning: GIP-9159, industrial area
- Maximum build-in ratio: 50%
- Minimum greenfield ratio: 25%
- Maximum building height: 16 m

SAMPLE LAYOUT FOR 50 000 SQM BUILDING



Innovinia – We can

The Developer

Innovinia was established in 1990 and in the past 30+ years has become a significant Hungarian owned industrial and office real estate investor and developer.



30+ years
Hungarian
privately
owned group



200 000sqm+
industrial /
logistics
development



33 000sqm+
office
development



EUR 138 million
Gross asset value
(2022)



EUR 20 - 30 million
rolling development
and acquisition
programme

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