



WING
INDUSTRIAL

SPACE FOR DEVELOPMENT

Airport City Business Park is one of the largest modern business parks located in close proximity to Budapest Liszt Ferenc International Airport. Covering an area of 12 hectares, the site comprises 7 buildings totalling 53,000 sq m of warehouse and office space, with an additional 150,000 sq m of development potential.

Due to flexible solutions and technological innovations, the warehouse halls at Airport City Business Park – **from small units to tens of thousands of square metres** – meet all warehousing needs. Customized office and social areas are available on demand. Parking spaces are available for rent in the ground-level car park adjacent to the building.



OFFICE SPACE FEATURES

- Suspended ceiling
- Antistatic wall-to-wall carpeting
- Air-conditioned office spaces
- Customized office space with partitioning as required
- Flexible design of kitchenettes and restroom facilities
- Office floor load capacity: 500 kg/sq m
- Suitable for additional functions related to logistics activities
- Excellent natural lighting conditions
- Soundproof openable windows with heat insulation and reflective glass



WAREHOUSE SPACE FEATURES

- Ideal layout, ensuring optimal navigation space for trucks
- Clear storage height: 10.3 - 10.7 m
- Floor load capacity: 5 t/sq m
- Building grid: 27 (20) x 12 m
- Light intensity in the halls: 200 lux
- Built-in dock gates with levellers
- Partitionable warehouse area
- Heating, with hot air technology: min. +16 °C
- Skylights
- Freight lift / passenger lift as required (max. load capacity: 1 t)



Minimum warehouse area for rent:

1 200 sq m



Minimum office area for rent:

160 sq m

The design allows for the installation of cooled or temperature-controlled units. The park's truck parking lot and well-planned traffic system ensure effective warehouse logistics.





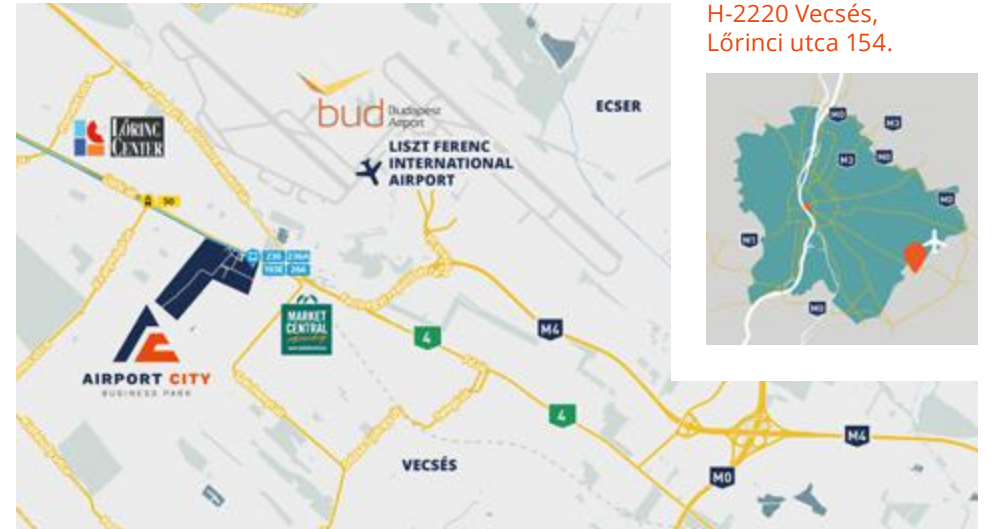
SERVICES

- Full range of customs services
- Free truck parking
- Professional building management, in compliance with AEO and TAPA certifications
- 24/7 security service
- Comprehensive management of office fit-out
- Park-like environment
- Available parking spaces
- Restaurant
- Petrol station and shopping center nearby
- Dog-friendly workplace
- Camera access control system
- Public transport/BKK bus stop at the park's entrance
- On-site facility management team



LOCATION

Airport City Business Park is situated on the outskirts of Budapest. Located near the junction of the road to the airport and Üllői út, it is a 5-minute ride from both terminals of the Budapest Liszt Ferenc International Airport, with direct access to the M0 ringroad and the M4 motorway.



H-2220 Vecsés,
Lőrinci utca 154.

53,000 sq m

total leasable
area

7

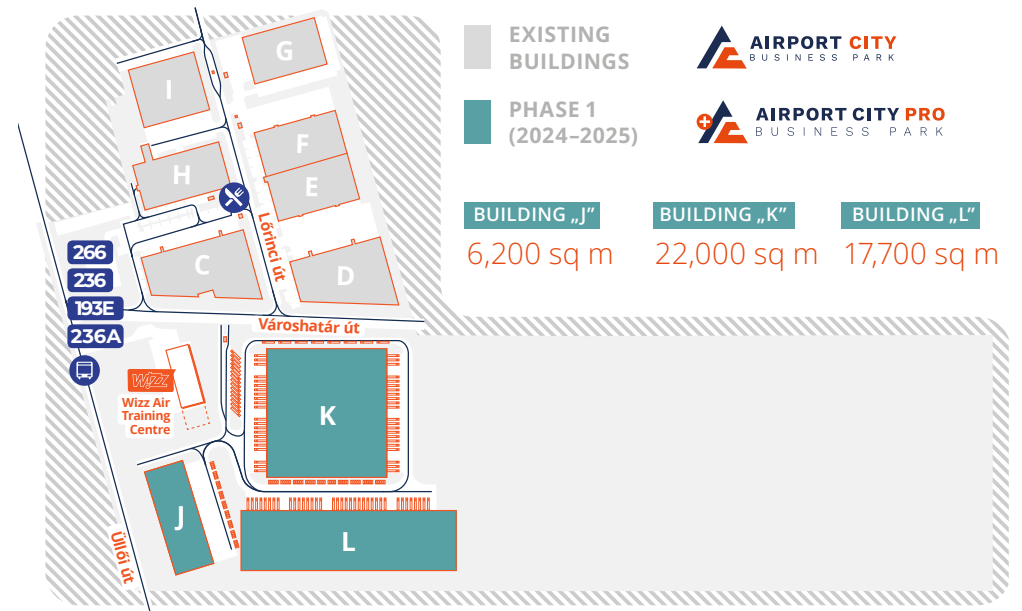
existing
buildings

150,000 sq m

development
potential

3

buildings under
development



CONTACT



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