



**AIRPORT CITY PRO**  
BUSINESS PARK

**WING**  
INDUSTRIAL

## SPACE FOR DEVELOPMENT

Airport City PRO Business Park is the next phase of the highly popular Airport City Business Park, one of the largest modern warehouse complexes right next to Budapest Liszt Ferenc International Airport.

As part of the new phase, 3 additional warehouse halls will be developed on top of the existing 7 buildings on the 30 hectare development site, offering a total of 45,000 sq m of leasable area along Üllői út.

The new development is suitable for both **city logistics and classic warehouse needs, with office and social spaces available on request.**



### TECHNICAL FEATURES

- Modern, high-quality buildings
- ESFR sprinkler system
- Level gates and dock gates with levellers
- Lighting: 200 lux with LED technology in the warehouse area
- Floor load capacity: 6.5 t/sq m
- Clear storage height: 8 m and 10.5 m
- Suspended ceiling
- Antistatic wall-to-wall carpeting
- Smart building management system
- Solar-ready roof



### ECO-FRIENDLY SOLUTIONS

- BREEAM certification
- Green electricity in the entire park
- Eco-friendly building materials
- Selective waste collection
- Openable windows in all office areas
- Electric car charging stations
- LED and natural lighting
- Smart meters
- Bicycle racks
- Low CO<sub>2</sub> emission
- Large landscaped areas with native shrubs and trees

45,000 sq m

area under  
development

150,000 sq m

total development  
potential

3

buildings under  
development







## LOCATION

Airport City PRO 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.

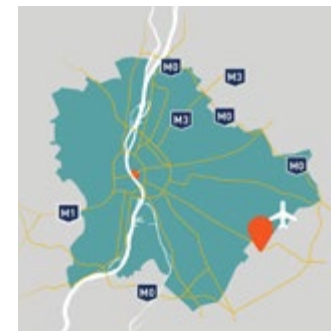


## SERVICES

- 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



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## CONTACT



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