



## **An industrial plant building is for sale**

The plant includes a main building, size: 3564 m<sup>2</sup>, comprising an empty hall area, offices, social blockes, further comprising a separated building for training and receiving guests, reception building, bicycle storage, and is located in **East – Hungary, Baktalórántháza, Nyíregyháza area**, close to the Ukrainian, Romanian and Slovakian border. The distance from the Motorway M3 is 5km. This area provides human resources at lowest wages in Hungary.

### **Sizes:**

Land area: 14 000 m<sup>2</sup> which may be increased upon need.

Main building : 66 m x 54 m = 3564 m<sup>2</sup>

Production hall area : 60 m x 54 m = 3240 m<sup>2</sup>

Interior height: max. 8.5m, iron structure: 6m, at present for use: 4m

Social block: 54 m x 6 m = 324 m<sup>2</sup> at ground level

Offices, meeting rooms, restrooms: 54m x 6m = 324 m<sup>2</sup> at second level

A separate training building 112m<sup>2</sup> x 2.5 levels

Reception building 32m<sup>2</sup> open, 32m<sup>2</sup> closed

Bicycle garage 44 m<sup>2</sup>

### **Services:**

- Electricity ( 64 kW blocked, *enlarging is possible*)
- Gas network volume according to the requirements
- Drinking water network
- Sewage, rain water canal
- Compressed air ( local compressor )
- Check in system, internal and external monitoring camera system
- Break in protection system, fire protection system
- Floor area load limit: 4 to/m<sup>2</sup>
- Built phone cables

Formerly, the plant was used for production of wire harnesses for Ford cars.

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