

Industrial halls and offices for rent

KÁLLÓ-fém INDUSTRIAL PARK



NYÍREGYHÁZA, HUNGARY



Great location

CITY
 Nyíregyháza

COUNTY
 Szabolcs-Szatmár-Bereg

COUNTRY
 Hungary




About the city



- national incentives, Nyíregyháza local incentives, **highest aid intensity in EU**
- very supportive city management, and administration
- 1 hour to **Debrecen International Airport** (direct connection to: München, London, Eindhoven, Telaviv, Antalya)
- 1 hour radius **1,1 million population**
- **University of Nyíregyháza, 12 education institutes**

Nearby companies

IN DEBRECEN

BMW factory, EcoPro, Semcorp, CATL  **40min**

IN NYÍREGYHÁZA

WSCOP, Boysen, Lego, Sematic  **10min**





We are

mini industrial park

very close to the
industrial railway

We make long term contract -
we can manage to have railway
connection in your property.

We have

3 automotive suppliers in
KÁLLÓ-fém industrial park:

- **Continental** - Conitech
www.continental-industry.com
- **Eissmann** Automotive
www.eisenmann.com
- **Vibracoustic** CV Air Springs
www.vibracoustic.com





Industrial halls, factories to rent



Industrial halls, factories to rent

27 000 m²
total industrial halls



2 500 m²

CURRENTLY FREE TO RENT

12 500 m²
under development

At this stage we can build the halls based on your needs – build to suite (BTS).
Max building height 12 m.



Offices to rent

4 500 m²
total offices

 from 50 m² to 1 200 m²



1 700 m²

CURRENTLY FREE TO RENT

Energy, water, gas – ESG

KÁLLÓ-fém group owns 4.5 MW of solar plants.



We have a 2.5 MW own electricity transformer on site, with high **10 millions of kW/h – per year capacity free - now.**

You can be green: a high percentage of energy - is green solar energy.



Industrial water with high capacity. We have an industrial lake inside our mini park, the water of the lake can be used as technology water. Together **280 m³/h capacity free – now.**



Industrial gas with high capacity. Connected to two main grid lines. Together **450 m³/h capacity free - now.**

Other services

- 0-24 security service
- steel service centre in the industrial park: sandblasting, cutting with plasma, cutting with water, welding, drilling, etc.
- high speed internet
- bus station at the entrance of the industrial park

Photos

