

## Székesfehérvár Sóstói Ipari Parkban

338 500 000 HUF

Ip-002826. Independent Industrial Site / Warehouse for Sale in Székesfehérvár, Sóstó Industrial Park near the M7 Motorway!

The property is located in the Sóstó Industrial Park, an active industrial environment, 5 km from the city center and only 3 km from the M7 motorway. It is easily accessible by car, public transport, and freight traffic without any restrictions.

### Area Details:

- ▶ Plot area: 3500m<sup>2</sup>
- ▶ Total useful floor area of the warehouse: 1150m<sup>2</sup>

### Features:

- ▶ Independent fenced site
- ▶ The building is completely walkable around
- ▶ Outdoor storage possibility
- ▶ Equipped with all utilities
- ▶ Power capacity: 3 x 50A (expandable)
- ▶ 3 level industrial gates: 2.9m x 3.5m; 4m x 4m
- ▶ Interior height: ~6m
- ▶ Gas-powered infrared heating in the hall, gas boiler-radiator in the offices

### Key building regulations for the plot:

Zoning classification: Gá-9.6 (general economic area)

- Max. buildability: 50%
- Min. green area: 15%
- Minimum plot size: 3000m<sup>2</sup>
- Building height: 13.5m

Presentation video: ...



**Nyári Katalin**

**+36-30-720-3622**

[k.nyari@gdn-ingatlan.hu](mailto:k.nyari@gdn-ingatlan.hu)

ID number	363113
Type	For sale - Industrial area
Space	1 150 m <sup>2</sup>
Building lot	3500 m <sup>2</sup>
Structure	Brick

FOR SALE

