

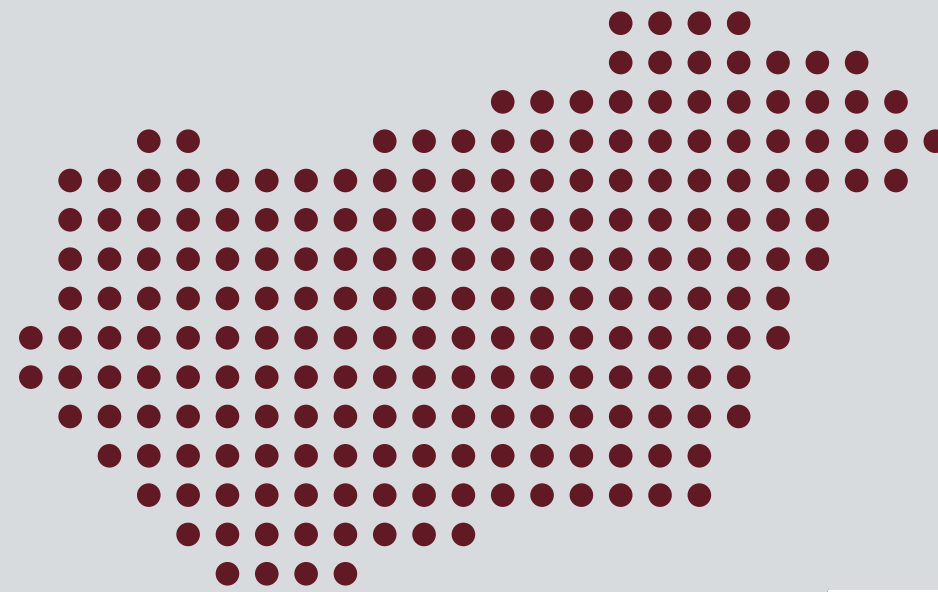


TRUSTED PARTNER FOR CHINESE INVESTMENT IN HUNGARY

中国企业落地匈牙利 首选合作伙伴

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Trusted Advisor in Industrial Real Estate

工业地产领域值得信赖的专业顾问

Over 25 years of industrial real estate expertise across Hungary and CEE regions, delivering comprehensive advisory solutions tailored for industrial occupiers, investors, and developers.

From ambitious startups to multinational corporations, we align our services with your unique strategic goals—whether that's site selection, lease negotiations, or investment execution. Backed by expert local market insight, global networks, and cutting-edge analytics, we unlock value and accelerate your success.

We support you across every phase—from market research and site selection to leasing and acquisition—with full transparency and without hidden fees. We act as your dedicated partner in negotiations, always securing the most favorable outcome.

在匈牙利及中东欧地区拥有逾25年工业地产专业经验，我们为工业承租方、投资者及开发商提供量身定制的全方位咨询解决方案。

无论是充满潜力的初创企业，还是跨国公司，我们的服务始终围绕客户的战略目标展开——从选址规划、租赁谈判，到投资落地，全程助力。凭借深厚的本地市场洞察、全球资源网络与前沿数据分析，我们致力于为客户创造最大价值，加速实现商业成功。

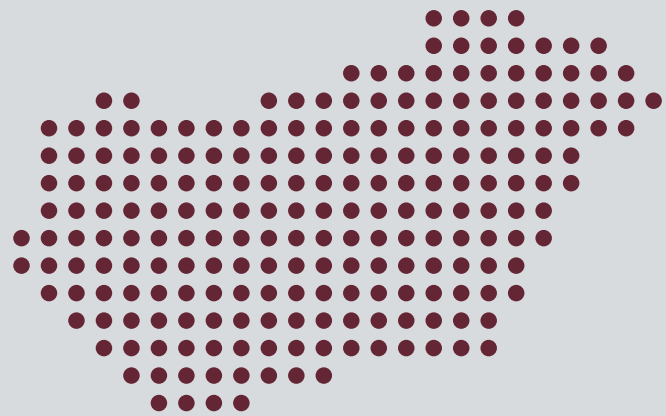
我们全程陪伴每一个关键环节——包括市场调研、选址、租赁及资产收购——始终秉持透明原则，杜绝隐性费用。在谈判过程中，我们以客户利益为核心，力求达成最优结果，是您值得信赖的长期合作伙伴。





Our Services

我们的服务



- Industrial leasing & sales (land, warehouses)
- Occupier/tenant representation & negotiations
- Transaction management
- Market intelligence & competitor benchmarking
- Legal consultancy & technical support (CN/EN/HU)
- Visa & entry permit support for foreign teams
- 工业地产租赁与销售
(含土地、仓库)
- 承租方代理与租赁谈判支持
- 交易结构设计及执行
- 市场情报收集与竞争对手分析
- 法律咨询与技术支持服务
(中/英/匈)
- 外籍团队签证及入境许可支持



Trusted advisor to global leaders

全球领先企业信赖的专业顾问

Our long-standing collaborations with top developers across Hungary and throughout Europe underscore our commitment to service excellence.

Our mission
To enable Chinese and global enterprises to expand successfully and efficiently in CEE—anchored in our philosophy of zero fees, deep expertise, and flawless execution. We are proud to support the expansion of the leading companies around the world.

我们与匈牙利及欧洲各地的顶级开发商保持长期稳固的合作关系，这不仅彰显了我们在行业中的深厚资源与专业影响力，更体现了我们对卓越服务品质始终如一的承诺。

我们的使命
我们致力于协助中国及全球企业高效、有序地拓展中东欧市场。秉持“零佣金收取、深度专业能力、精准执行落地”的服务理念，我们提供贯穿全流程的咨询与支持，助力企业快速实现本地化战略目标。
支持全球领先企业的持续扩张，是我们的荣誉，更是我们前进的动力。

+5,000,000 sqm/平方米

Available Development Land/可供开发用地

+300,000 sqm/平方米

Vacancy Warehouse/可租仓库



Hungary About



Form of Government:
Parliamentary
Republic
政体形式：议会制共和国



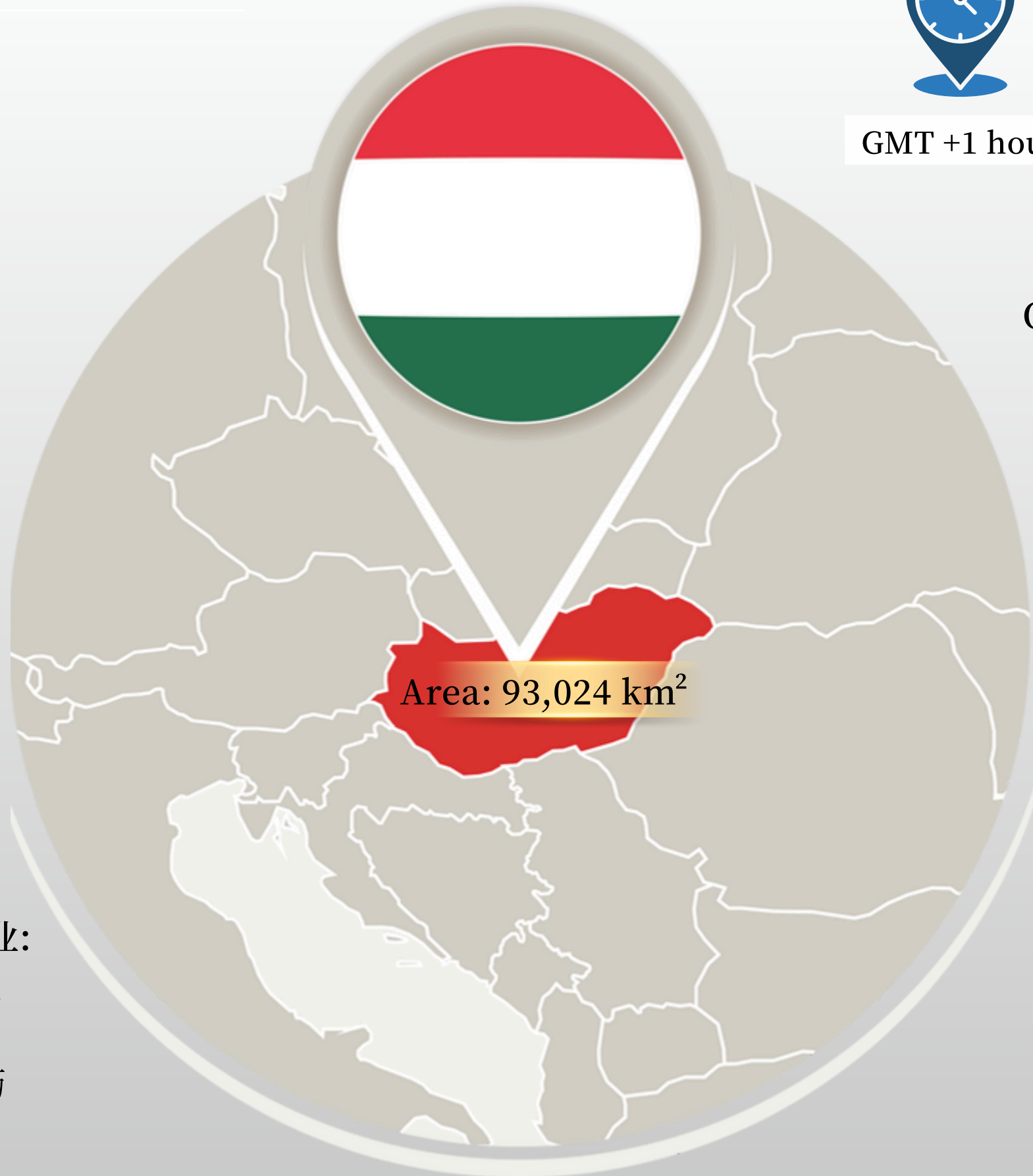
Capital (Population):
Budapest
(1,686,222-2024,HCSO)
首都（人口）：布达佩斯
(1,686,222 人，2024
年，匈牙利中央统计
局)



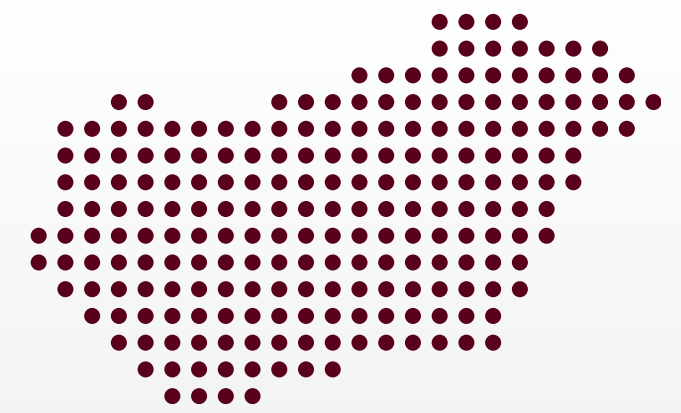
Population:
9,584,627 (2024,
HCSO)
人口：9,584,627人
(2024年数据，匈牙
利中央统计局)



Main Industries/主要产业:
Automotive / 汽车工业
Electronics / 电子信息
Pharmaceuticals / 制药
Energy / 新能源
Agriculture / 农业



GMT +1 hour



**Membership in International
Organisations / 国际组织成员资格:**
EU , UN , OECD, WTO,
NATO, IMF, EC



Currency:
Forint (HUF)
货币：福林

Infrastructure Highlights:

- Dense railway network
- Modern highways
- Danube river transport

基础设施亮点：

- 密集铁路网络
- 现代化高速公路
- 多瑙河水运

Hungary Logistic

Strategic Central Location

Hub for Central & South-Eastern Europe distribution



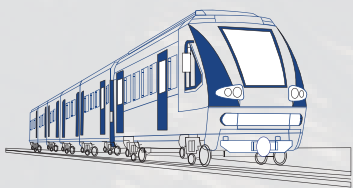
EU & Schengen Access
Free movement of goods
& workforce



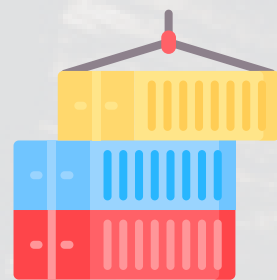
Air Connectivity
Budapest Airport:
134 direct destinations



Nr.1 in length of motorways
in CEE



Hungary is ranked
Nr.6 by railway line density
in Europe



50+ scheduled container
trains weekly
to European ports of
the North Sea, the
Adriatic and the
Mediterranean



Sea Connectivity
Port of Koper (SLO)
~300 km, major
CEE hub
Port of Trieste –
available for
Hungarian
companies from
2030



Key Transport Corridors
(TEN-T)
Baltic Sea ↔ Adriatic Sea
Rhine ↔ Danube
Mediterranean ↔ Western
Balkans ↔ Eastern
Mediterranean
Baltic Sea ↔ Black Sea
Aegean Sea



Székesfehérvár

L A N D



Highway M7: 4 km
Directly on the
main road

Budapest: 65 km
Liszt Ferenc International
Airport: 95 km



■ Budapest

A planned 500,000 sqm industrial and logistics park offering high quality warehouse and office space

计划建设的50万平方米工业与物流园区，致力于打造高标准的仓库及办公场所。

LAND FOR SALE/待售地块

3,000–1,000,000 sqm/平方米

- Utilities for industrial capacity
工业用能配套设施
- Industrial railway connection
工业铁路专线连接



Investment area
1,610,000 sqm
ready-to-develop
industrial land

投资区域
总面积1,610,000平方米
优质成熟即可开发工业用地

Industrial Economic Zone (GIP classification)

- Development: free-standing, max. 50% coverage, building height 25 m (technological: 46 m)
- Minimum green area: 25%
- Fully serviced plot: water, gas, electricity, sewage
- Water: 1,900–2,700 l/min, Gas: 600–10,000 m³/h
- Power supply: 6×20 kV lines, expandable up to 1–125 MW
- Built road network with solid pavement

工业经济区（GIP-工业园区类）

- 开发方式：独立建筑，最大建筑覆盖率50%，建筑高度25米（技术类建筑最高46米）
- 最小绿化比例：25%
- 配套齐全地块：水、天然气、电力、排污设施一应俱全
- 水：1,900–2,700升/分钟；天然气：600–10,000立方米/小时
- 电力供应：6条20千伏高压线路，可扩容至1–125兆瓦
- 完善的道路网络，路面坚实耐用，保障高效通行



Gyál

WAREHOUSE



Direct M0 Ring Road access
Easy access to all
major motorways: M1,
M3, M4, M5, M7

Budapest city centre: 18 km
Liszt Ferenc International
Airport: 17 km ✈️



Prime Location –
Budapest Agglomeration/
黄金地段 — 布达佩斯都市圈

MODERN LOGISTICS
FACILITIES TOTALLING
64,000 SQM
总面积达64,000平方米的现
代化物流设施



↑ 12 m
↓
12 m
clear height

7t
7t floor
loading capacity

ESFR
sprinkler system

136 dock
levellers

3,000 sqm
min. leasable area

BREEAM
Excellent



Budapest

WAREHOUSE



Highway M0: 1 km
Adjacent to the
main road

Budapest city centre: 10 km
Liszt Ferenc International
Airport: 35 km



Where sustainability meets logistics –

Urban warehouse and
office center in South
Buda, featuring
45,600 m² of warehouse
space and 15,200 m² of
office space.

可持续发展与物流的完美结合

位于布达南部的城市仓储与办
公中心，
提供 45,600 平方米的仓储空
间 和 15,200 平方米的办公空
间。





Alsónémedi

WAREHOUSE



M0 highway: 6 km
M5 highway: 10 km

BILK container terminal: 8,5 km
Liszt Ferenc International
Airport: 25 km ✈



PARK SIZE: 13 HECTARES

园区面积: 13公顷

WAREHOUSES TO LET

60,000 sqm

仓库招租, 总面积60,000平方米



Racking
system



7t floor
loading



11,7 m
clear height



3,400 sqm
min. leasable



ESFR
sprinkler
system



BREEAM
New Construction



Gödöllő

WAREHOUSE FOR SALE



Directly next to the M3 and M31 motorways

Budapest: 30 km

Liszt Ferenc International

Airport: 35 km ✈



The nearly 30,000 m² plot and 15,500 m² warehouse are equipped with modern industrial utilities, making them ideal for both manufacturing and logistics.

近 30.000平方米的工业用地与 15.500 平方米的现代仓储设施，全面配置先进工业配套系统，展示卓越的产能与物流融合优势。为制造与供应链运营提供高效、可靠、灵活的一体化空间解决方案。





Petőfibánya

INDUSTRIAL SITE
FOR SALE OR RENT



M3 highway: 10 km
Budapest: 71 km

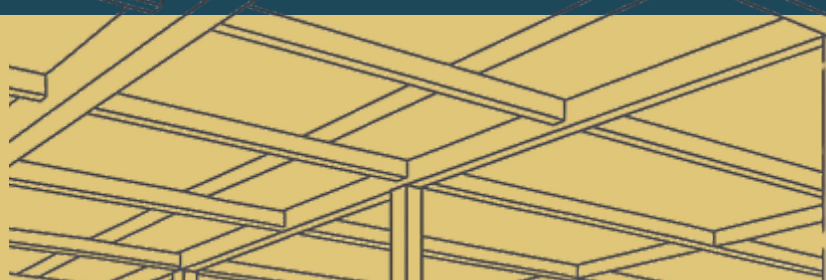
Liszt Ferenc International
Airport: 65 km



38,089 m² industrial site within city limits, featuring a refurbished office building. Crane-served warehouses and storage halls totaling 6,654 m², with clear heights between 5.5–8.5 m. An excellent choice for industrial and manufacturing activities.

坐落于市区范围内的 38,089 平方米工业用地，配备 全新翻修的办公楼。
场地内设有 配备行车系统的仓库与储存厂房，总面积 6,654 平方米，净高 5.5–8.5 米。
是开展 工业生产与制造业务 的理想之选。





■ Budapest



Kecskemét

LAND

Total land/总面积: 224 880 sqm/平方米
Total warehouse space/尚可开发: 79 442 sqm/平方米
Built-up area/已建成: 10 992 sqm/平方米
M5 Highway/M5高速公路:  5 km/公里
Budapest/布达佩斯: 95 km/公里
Liszt Ferenc 
International Airport/李斯特·费伦茨国际机场: 90 km/公里
MERCEDES Factory Within 1 km/距梅赛德斯-奔驰工厂不足1公里 



Debrecen

LAND

Total land/总面积: 153 634 sqm/平方米
Total warehouse space/尚可开发: 64 184 sqm/平方米
M35 Highway adjacent/紧邻 M35 高速公路
M3 Highway/M3高速公路:  20 km/公里
Budapest/布达佩斯: 230 km/公里
Debrecen Airport/ 德布勒森机场:  15 km/公里
BMW, EVE ENERGY, CATL,  
SEMCORP, VITESCO: within 15 km





HUNGARIAN INDUSTRIAL SITES



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