Vác

Industrial/commercial complex for sale in Vác – 4,200 m² of built-up area

Property ID: HU26439951



PURCHASE PRICE: 2.720.000 EUR • LAND AREA: 8898 m^2

Property ID: HU26439951 - 2600 Vác

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At a glance

Property ID	HU26439951	Purchase Price	2.720.000 EUR
		Halls/Warehouses/Production facilities	Hall

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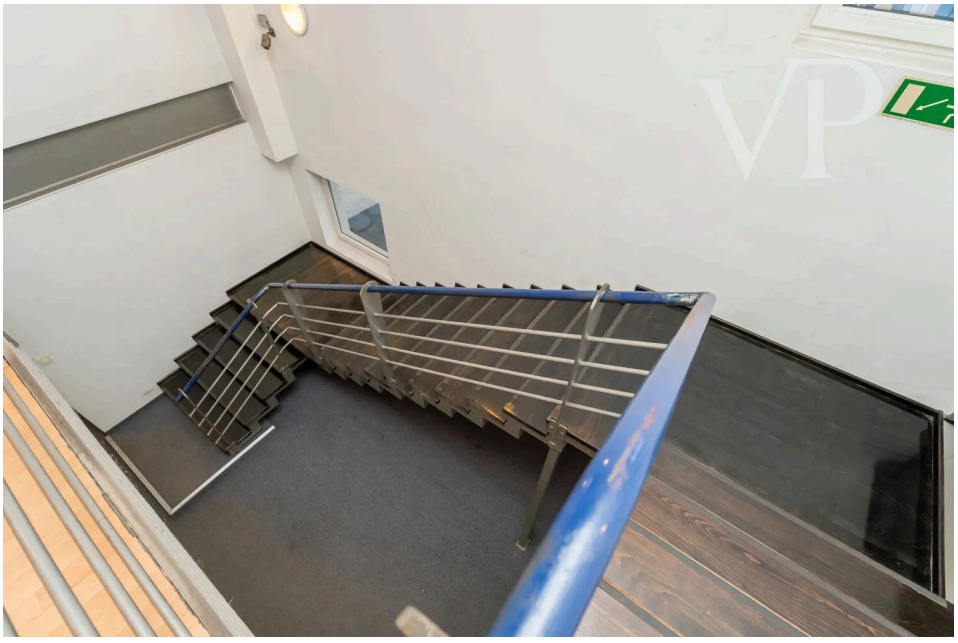




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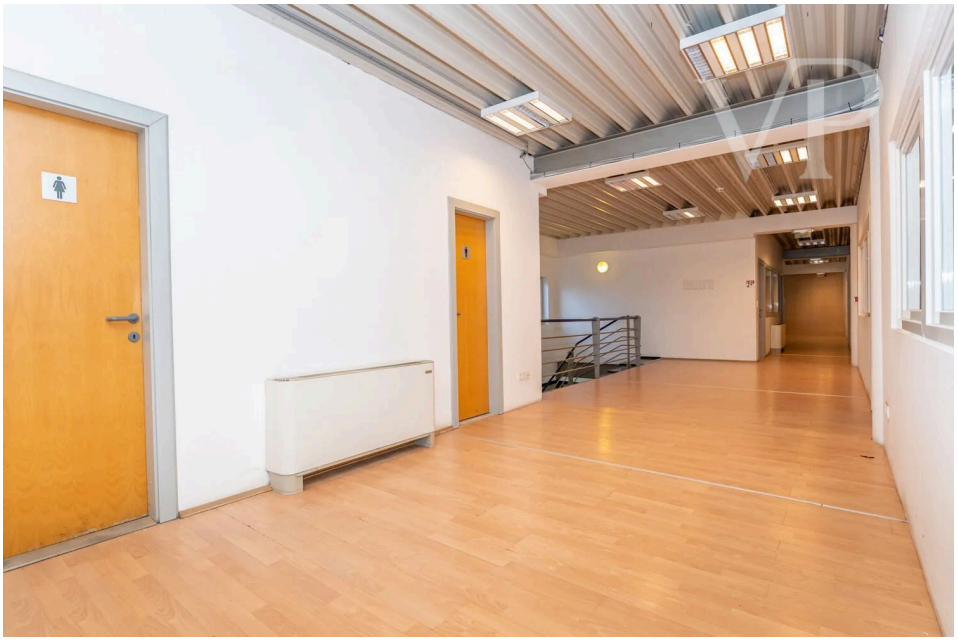




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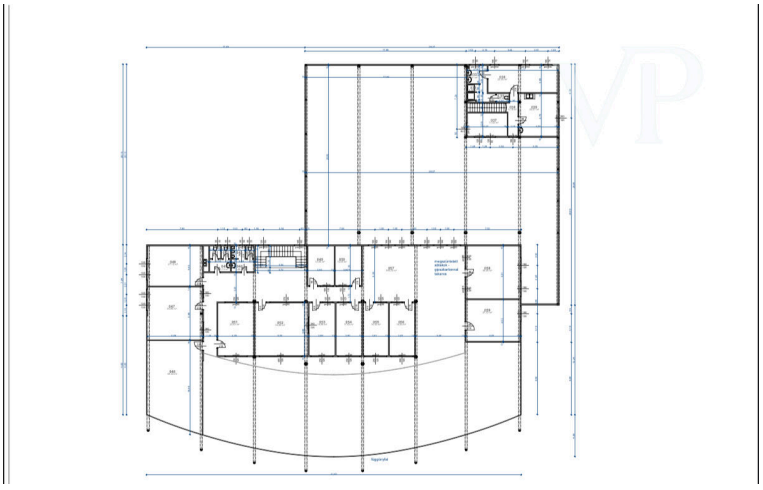
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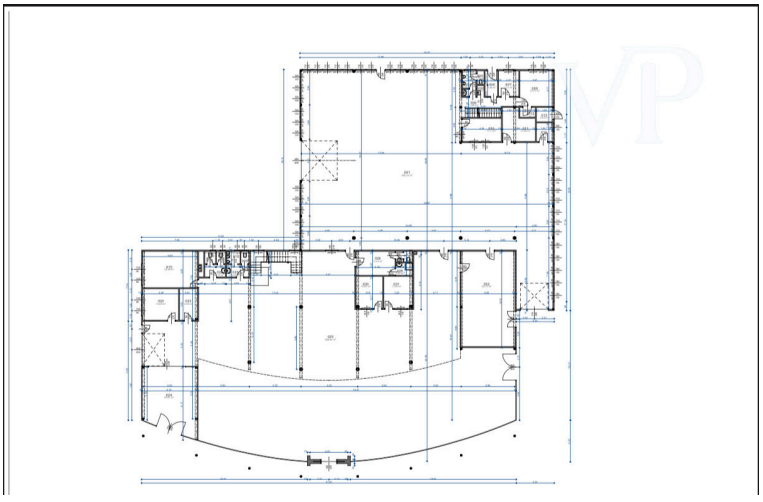
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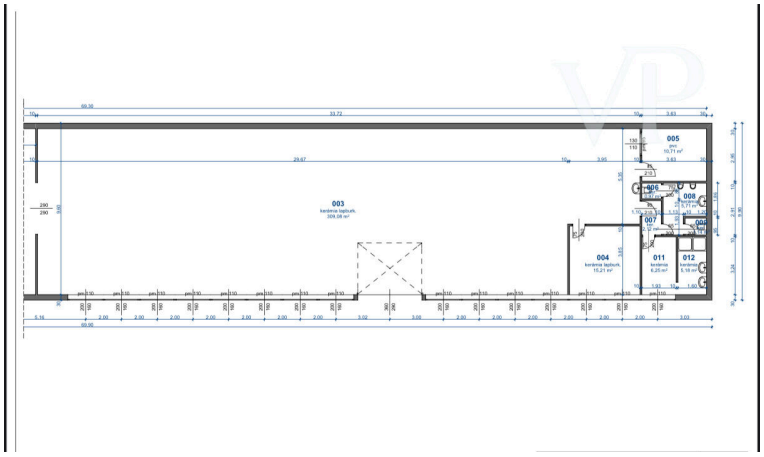


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Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Our portfolio includes an exclusive opportunity: an industrial-commercial complex for sale in Vác, consisting of three buildings, with a built-up area of 4,200 m² on a 8,898 m² lot. The complex was built in 2005 and is an ideal choice for manufacturing, production, logistics, and warehousing.

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Key Features – Technical Specifications

Lot and Traffic
•Total lot size: 8,898 m²
•Two main entrance gates ensure the smooth flow of heavy traffic
•A rear loading dock is also available
•Outdoor paved/asphalted area: 6,291 m² – accessible by truck
•The complex operates as a closed system, with dedicated parking lots and open spaces provided

Utilities and Infrastructure
•Fully installed water, gas, sewer, and electrical systems
•Electricity: three feed-in points—3 × 600 A and 3 × 120 A—for a total of 3 × 720 A
•Gas heating installed
•Gas heating is operational in all buildings
•Industrial power supply available
•The comprehensive infrastructure supports continuous, high-load operation

Buildings in detail:
1. Main building – (total ~2,200 m²)
-Ground floor: 1,550 m² for manufacturing and demonstration purposes—of which 1,090 m² has a 4-meter ceiling height and is heated and air-conditioned
-Office space and restroom facilities: ~450 m²
-First floor: 650 m² for office and restroom facilities

2. Three-story building – 1,715 m²
-Each floor: ~571 m²
-Ceiling height: 3 m on every floor
-Load capacity of the second and third floors: 5 t/m²

3. Warehouse / office building – 700 m²
-Combined warehouse and office space
-Ceiling height: 3 m
-Suitable for forklift use

4. Light-frame warehouse building – 121 m²
-Additional storage space located behind the previous buildings

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Advantages, Opportunities, and Accessibility

Excellent location and transportation links
•The property is easily accessible from the M2 highway, which provides quick connections to Budapest and surrounding industrial centers
•The city of Vác has traditionally been a transportation hub: it offers good regional connectivity via rail lines and the road network (e.g., Highway 70)
•The Toperini Industrial Logistics Business Park serves as an example of the significant investor interest in industrial and logistics developments in Vác
•The industrial park's internal road network is designed to handle freight traffic, and infrastructure development is ongoing

Economic and Business Environment
•The favorable geographic and economic conditions of the Vác region—its proximity to Budapest and good freight transport options—make the region attractive for capacity expansion
•The infrastructure of the Toperini Industrial Park (fiber-optic network, expandable capacity) clearly demonstrates the city's commitment to creating a high-quality industrial environment
•Industrial operations within the jurisdiction of the city of Vác are considered permanent if a facility is in operation there

Functional Diversity
This real estate complex is suitable for:
•large-scale manufacturing or assembly processes
•warehousing and distribution activities
•housing office and administrative services
•establishing a technical and logistics center
•even with partial leasing—the structure can be divided into several independent units

Additional Benefits
•The entire complex is accessible by truck, allowing for uninterrupted transportation operations
•A secure, gated facility with parking available for employees and visitors

Please feel free to contact us by phone or email; we'd be happy to arrange an on-site tour and technical overview any day of the week.

Our office is also available to assist with legal matters and loan processing.

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Contact partner

For further information, please contact your contact person:

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