

**ZEMPLÉN****Enterprise Zone**

# Investment's Data Sheet

<b>Name:</b>	Sátoraljaújhely Industrial Park – 1826/1 Green field area			
<b>LOCATION</b>				
<b>Region:</b>	North-Hungary			
<b>County:</b>	Borsod-Abaúj-Zemplén			
<b>Statistical area:</b>	508 small area			
	<b>Postal Code</b>	<b>Settlement</b>		
	3980	Sátoraljaújhely		
<b>Address:</b>	Ipar u.; 1826/1 lot numbers of site			
<b>OWNER'S DATA</b>				
<b>Owner(s):</b>	Local Government Sátoraljaújhely			
<b>Operated by (name):</b>	-			
<b>Phone:</b>	+36-47/ 525-185			
<b>Fax:</b>	+36-47/ 321-024			
<b>E-mail:</b>	ujhelpmh@axelero.hu			
<b>Contact person:</b>	László Gyarmathy			
<b>CHARACTERISTICS OF THE PREMISES</b>				
	<b>Green fielding:</b>	X	<b>Brown fielding:</b>	
<b>Size of the premises (m2):</b>	-			
<b>Size of the land (m2):</b>	13 665			
<b>Built in (m2):</b>				
<b>Remaining territory for construction (m2):</b>	4 000			
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>				
<b>Distance from Budapest:</b>	260 Km			
<b>Nearest border(s):</b>	6 Km			
<b>Nearest highway:</b>	78 Km			
<b>Nearest airport:</b>	81 Km	grass-runway	Concrete-runway	X
<b>Own industrial railtrack:</b>	No			
<b>Nearest railway loading point:</b>	1 Km			
<b>BRIEF DESCRIPTION:</b>	<p>It is located in the Industrial Park Sátoraljaújhely and is supplied with complex infrastructure.</p> <p>It is a triangle-shaped area. Its southern border route is the main road bypass the town.</p> <p>It is supplied with complex public utilities.</p> <p>Guide price: 2,500 HUF/m2.</p>			

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<b>Name:</b>	Sátoraljaújhely Industrial Park – Green field area			
<b>LOCATION</b>				
<b>Region:</b>	North-Hungary			
<b>County:</b>	Borsod-Abaúj-Zemplén			
<b>Statistical area:</b>	508 small area			
	<b>Postal Code</b>	<b>Settlement</b>		
	3980	Sátoraljaújhely		
<b>Address:</b>	Petróleumgyár u. 15.; 1825 lot numbers of site			
<b>OWNER'S DATA</b>				
<b>Owner(s):</b>	Local Government Sátoraljaújhely			
<b>Operated by (name):</b>	-			
<b>Phone:</b>	+36-47/ 525-185			
<b>Fax:</b>	+36-47/ 321-024			
<b>E-mail:</b>	ujhelpmh@axelero.hu			
<b>Contact person:</b>	László Gyarmathy			
<b>CHARACTERISTICS OF THE PREMISES</b>				
	<b>Green fielding:</b>	X	<b>Brown fielding:</b>	
<b>Size of the premises (m2):</b>	-			
<b>Size of the land (m2):</b>	8325			
<b>Built in (m2):</b>				
<b>Remaining territory for construction (m2):</b>	3000			
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>				
<b>Distance from Budapest:</b>	260 Km			
<b>Nearest border(s):</b>	6 Km			
<b>Nearest highway:</b>	78 Km			
<b>Nearest airport:</b>	81 Km	grass-runway	Concrete-runway	X
<b>Own industrial railtrack:</b>	No			
<b>Nearest railway loading point:</b>	0,5 Km			
<b>BRIEF DESCRIPTION:</b>	It is situated in the direct neighbourhood of the railway station. It is supplied with complex infrastructure. Guide price: 2,000 HUF/m2			

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# Investment's Data Sheet

<b>Name:</b>	<b>Sátoraljaújhely Industrial Park – unbuilt area</b>			
<b>LOCATION</b>				
<b>Region:</b>	<b>North-Hungary</b>			
<b>County:</b>	<b>Borsod-Abaúj-Zemplén</b>			
<b>Statistical area:</b>	<b>508 small area</b>			
	<b>Postal Code</b>	<b>Settlement</b>		
	<b>3980</b>	<b>Sátoraljaújhely</b>		
<b>Address:</b>	<b>1844/2 lot numbers of site</b>			
<b>OWNER'S DATA</b>				
<b>Owner(s):</b>	<b>Perilla Bt.</b>			
<b>Operated by (name):</b>	<b>-</b>			
<b>Phone:</b>	<b>+36-47/ 321-544</b>			
<b>Fax:</b>	<b>+36-47/ 322-159</b>			
<b>E-mail:</b>	<b>-</b>			
<b>Contact person:</b>	<b>Jenő Susztrik</b>			
<b>CHARACTERISTICS OF THE PREMISES</b>				
	<b>Green fielding:</b>	<b>X</b>	<b>Brown fielding:</b>	
<b>Size of the premises (m2):</b>	<b>-</b>			
<b>Size of the land (m2):</b>	<b>5530</b>			
<b>Built in (m2):</b>				
<b>Remaining territory for construction (m2):</b>	<b>-</b>			
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>				
<b>Distance from Budapest:</b>	<b>260 Km</b>			
<b>Nearest border(s):</b>	<b>6 Km</b>			
<b>Nearest highway:</b>	<b>78 Km</b>			
<b>Nearest airport:</b>	<b>81 Km</b>	<b>grass-runway</b>	<b>Concrete-runway</b>	<b>X</b>
<b>Own industrial railtrack:</b>	<b>No</b>			
<b>Nearest railway loading point:</b>	<b>1 Km</b>			
<b>BRIEF DESCRIPTION:</b>	<p>It is an area designed for green field investment in the 1st development site of the Industrial Park Sátoraljaújhely. It has a 46 metres long facade facing the street and is supplied with all public utilities.            Suggestion for utilization: multi-functional.            Purchase price is based on agreement.</p>			

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# Investment's Data Sheet

<b>Name:</b>	Sátoraljaújhely Industrial Park – Working hall for engine production				
<b>LOCATION</b>					
<b>Region:</b>	North-Hungary				
<b>County:</b>	Borsod-Abaúj-Zemplén				
<b>Statistical area:</b>	508 small area				
	<b>Postal Code</b>	<b>Settlement</b>			
	3980	Sátoraljaújhely			
<b>Address:</b>	Berecki u. 18-28.				
<b>OWNER'S DATA</b>					
<b>Owner(s):</b>	Certa Zárgyártó, Présöntő és Szerszámkészítő Kft.				
<b>Operated by (name):</b>	-				
<b>Phone:</b>	+36-47/ 525-280				
<b>Fax:</b>	+36-47/ 525-222				
<b>E-mail:</b>	lajos.rudnay@certa.hu				
<b>Contact person:</b>	Lajos Rudnay, managing director				
<b>CHARACTERISTICS OF THE PREMISES</b>					
<b>Building</b>	<input checked="" type="checkbox"/>		<b>Net area (m2):</b>	3000	
<b>Storehouse</b>	<input type="checkbox"/>		<b>Number of floors:</b>	1	
<b>Office building</b>	<input checked="" type="checkbox"/>		<b>Internal height (m):</b>	5	
<b>Other building</b>	<input checked="" type="checkbox"/>		<b>Year of building:</b>	1992	
<b>Price:</b>	-		<b>Rent (USD/m<sup>2</sup>/month):</b>	-	
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
<b>Distance from Budapest:</b>	260 Km				
<b>Nearest border(s):</b>	4 Km				
<b>Nearest highway:</b>	78 Km				
<b>Nearest airport:</b>	81 Km	<input type="checkbox"/>	grass-runway	<input type="checkbox"/>	Concrete-runway <input checked="" type="checkbox"/>
<b>Own industrial railtrack:</b>	No				
<b>Nearest railway loading point:</b>	2 Km				
<b>BRIEF DESCRIPTION:</b>	<p>It is a new, modern, heated multi-storeyed production hall including offices (300 m2) and lavatories changing rooms (300 m2).  The workshop hall can be reached independently and is supplied with complex public utilities.  Total area: 8,000 m2.  Purchase price is based on agreement.</p>				

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# Investment's Data Sheet

<b>Name:</b>	Sátoraljaújhely Industrial Park – Warehouse for finished products				
<b>LOCATION</b>					
<b>Region:</b>	North-Hungary				
<b>County:</b>	Borsod-Abaúj-Zemplén				
<b>Statistical area:</b>	508 small area				
	<b>Postal Code</b>	<b>Settlement</b>			
	3980	Sátoraljaújhely			
<b>Address:</b>	Berecki u. 18-28.				
<b>OWNER'S DATA</b>					
<b>Owner(s):</b>	Certa Zárgyártó, Présöntő és Szerszámkészítő Kft.				
<b>Operated by (name):</b>	-				
<b>Phone:</b>	+36-47/ 525-280				
<b>Fax:</b>	+36-47/ 525-222				
<b>E-mail:</b>	lajos.rudnay@certa.hu				
<b>Contact person:</b>	Lajos Rudnay, managing director				
<b>CHARACTERISTICS OF THE PREMISES</b>					
<b>Building</b>		<b>Net area (m2):</b>	1200		
<b>Storehouse</b>	X	<b>Number of floors:</b>	1		
<b>Office building</b>	X	<b>Internal height (m):</b>	4		
<b>Other building</b>		<b>Year of building:</b>	1988		
<b>Price:</b>	-	<b>Rent (USD/m<sup>2</sup>/month):</b>	-		
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
<b>Distance from Budapest:</b>	260 Km				
<b>Nearest border(s):</b>	4 Km				
<b>Nearest highway:</b>	78 Km				
<b>Nearest airport:</b>	81 Km	grass-runway	Concrete-runway	X	
<b>Own industrial railtrack:</b>	No				
<b>Nearest railway loading point:</b>	2 Km				
<b>BRIEF DESCRIPTION:</b>	<p>The warehouse building includes three parts and has its own office rooms and lavatories (warehouse building: 1,100 m<sup>2</sup>; office: 100 m<sup>2</sup>);. The middle-wing of the building can be operated as a workshop hall for production.</p> <p>It is supplied with complex infrastructure.</p> <p>Total area: 3,300 m<sup>2</sup>.</p> <p>Purchase price is based on agreement.</p>				

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**ZEMPLÉN****Enterprise Zone**

# Investment's Data Sheet

<b>Name:</b>	<b>Satoraljaújhely Industrial Park – Premise</b>			
<b>LOCATION</b>				
<b>Region:</b>	<b>North-Hungary</b>			
<b>County:</b>	<b>Borsod-Abaúj-Zemplén</b>			
<b>Statistical area:</b>	<b>508 small area</b>			
	<b>Postal Code</b>	<b>Settlement</b>		
	<b>3980</b>	<b>Sátoraljaújhely</b>		
<b>Address:</b>	<b>Ipartelep út 10., 1834/1 lot numbers of site</b>			
<b>OWNER'S DATA</b>				
<b>Owner(s):</b>	<b>LAN-SZER Kft.</b>			
<b>Operated by (name):</b>	<b>-</b>			
<b>Phone:</b>	<b>+36-30/ 229-2580</b>			
<b>Fax:</b>	<b>+36-47/ 323-583</b>			
<b>E-mail:</b>	<b>marzenal@axelero.hu</b>			
<b>Contact person:</b>	<b>Mrs. Mária Fazekas</b>			
<b>CHARACTERISTICS OF THE PREMISES</b>				
	<b>Green fielding:</b>		<b>Brown fielding:</b>	<b>X</b>
<b>Size of the premises (m2):</b>				<b>4078</b>
<b>Size of the land (m2):</b>				
<b>Built in (m2):</b>				<b>775 + 100</b>
<b>Remaining territory for construction (m2):</b>				<b>-</b>
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>				
<b>Distance from Budapest:</b>	<b>260 Km</b>			
<b>Nearest border(s):</b>	<b>6 Km</b>			
<b>Nearest highway:</b>	<b>78 Km</b>			
<b>Nearest airport:</b>	<b>81 Km</b>	<b>grass-runway</b>	<b>Concrete-runway</b>	<b>X</b>
<b>Own industrial railtrack:</b>	<b>No</b>			
<b>Nearest railway loading point:</b>	<b>1,5 Km</b>			
<b>BRIEF DESCRIPTION:</b>	<p><b><u>Basic information on the premise, technical description:</u></b></p> <ul style="list-style-type: none"> <li>- Basic area of the property: 4.078 sq.m</li> <li>- Basic area of the main building: 775 sq.m. ( 25X31 metre)</li> <li>- Basic area of the outbuilding: 100 sq.m. (10X10 metre)</li> <li>- Concerning the approach to the plant, it is supplied with two large-sized gates, which facilitate the traffic of lorries in roundabout system; the yard is covered with asphalt surface.</li> <li>- The premise is situated in the Industrial Park Sátoraljaújhely</li> </ul>			



# Investment's Data Sheet

	<p><b><u>Description of the main building:</u></b> Its interior height is 5 metres, from which 3.2 metres is utilizable. In the building there are two large-sized workshop halls. Their sizes are 182 sq.m., 100 sq.m.. There are office rooms, dining room and lavatories in the building.</p> <p>At present it is available to access 3X125 energy in the main building. With regard to winter weather condition total water and heating system of the building has been closed down.</p> <p><b><u>Description of the outbuilding:</u></b> Area: 10X10 metres Its interior height is 4 metres in one airspace. Infrastructure to the building has not been installed yet.</p> <p><b><u>Other:</u></b> There are two oil containers (each available to contain 5,000 litre of oil) in the area of the plant, and which have been built in the ground. Also, a water tank, available to contain 15,000 litre of water has been built in the ground.</p> <p>The workshop is situated in the area of the Industrial Park and is supplied with complex infrastructural facilities.</p> <p>The <b>Ukrainian border is 69 kms</b> far from the premise (border crossing point: Záhony). The <b>Romanian border can be approached within 125 kms</b> (border crossing point:Csenger)</p> <p>Access to international airports: <b>Kosice (Slovakia)</b> – 84 kms far (one hour) <b>Budapest –Ferihegy Airport</b> – 280 kms far (three hours)</p> <p>It is possible to reach it directly via the main road, which bypass the town, leading towards the Bodrogköz region.</p>
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**ZEMPLÉN****Enterprise Zone**

# Investment's Data Sheet

<b>Name:</b>	Sátoraljaújhely Industrial Park – Futép Bt. Warehouse base			
<b>LOCATION</b>				
<b>Region:</b>	North-Hungary			
<b>County:</b>	Borsod-Abaúj-Zemplén			
<b>Statistical area:</b>	508 small area			
	<b>Postal Code</b>	<b>Settlement</b>		
	3980	Sátoraljaújhely		
<b>Address:</b>	Petróleumgyár u. 1-3.; 1814/1-2 lot numbers of site			
<b>OWNER'S DATA</b>				
<b>Owner(s):</b>	FUTÉP Bt.			
<b>Operated by (name):</b>	-			
<b>Phone:</b>	+36-47/ 322-402			
<b>Fax:</b>	+36-47 521-315			
<b>E-mail:</b>	-			
<b>Contact person:</b>	István Hideg			
<b>CHARACTERISTICS OF THE PREMISES</b>				
<b>Building</b>	<b>X</b>		<b>Net area (m2):</b>	<b>1 000</b>
<b>Storehouse</b>	<b>X</b>		<b>Number of floors:</b>	<b>-</b>
<b>Office building</b>	<b>X</b>		<b>Internal height (m):</b>	<b>6</b>
<b>Other building</b>	<b>X</b>		<b>Year of building:</b>	<b>1975</b>
<b>Price:</b>	<b>50 000 000 HUF</b>		<b>Rent (USD/m<sup>2</sup>/month):</b>	<b>-</b>
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>				
<b>Distance from Budapest:</b>	<b>260 Km</b>			
<b>Nearest border(s):</b>	<b>4 Km</b>			
<b>Nearest highway:</b>	<b>78 Km</b>			
<b>Nearest airport:</b>	<b>81 Km</b>	<b>grass-runway</b>	<b>Concrete-runway</b>	<b>X</b>
<b>Own industrial railtrack:</b>	<b>Yes</b>			
<b>Nearest railway loading point:</b>	<b>-</b>			
<b>BRIEF DESCRIPTION:</b>	<p>It is an area ideal for warehousing or production purposes.  Buildings available for utilization: workshop hall: 840 m<sup>2</sup>; warehouse: 60 m<sup>2</sup>; office: 60 m<sup>2</sup>; other buildings: 20 m<sup>2</sup>.  It is supplied with industrial rail and a scales available to measure 20 tonne.  Total area: 8,217 m<sup>2</sup>.  Purchase price: 50 million HUF.</p>			

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