

ZEMPLÉN**Enterprise Zone**

Investment's Data Sheet

Name:	Sátoraljaújhely Industrial Park – Green field area			
LOCATION				
Region:	North-Hungary			
County:	Borsod-Abaúj-Zemplén			
Statistical area:	508 small area			
	Postal Code	Settlement		
	3980	Sátoraljaújhely		
Address:	1812/5. lot numbers of site			
OWNER'S DATA				
Owner(s):	Sátoraljaújhely Ipari Park Kft.			
Operated by (name):	-			
Phone:	+36-47/ 523-080			
Fax:	+36-47/ 322-919			
E-mail:	zrva@axelero.hu			
Contact person:	Zoltán Ogár, managing director			
CHARACTERISTICS OF THE PREMISES				
	Green fielding:	X	Brown fielding:	
Size of the premises (m2):	-			
Size of the land (m2):	17 200			
Built in (m2):				
Remaining territory for construction (m2):	-			
TRAFFIC AND TRANSPORTATION FACILITIES (KM)				
Distance from Budapest:	260 Km			
Nearest border(s):	6 Km			
Nearest highway:	78 Km			
Nearest airport:	81 Km	grass-runway	Concrete-runway	X
Own industrial railtrack:	No			
Nearest railway loading point:	1 Km			
BRIEF DESCRIPTION:	<p>It is located in the Industrial Park Sátoraljaújhely and is supplied with complex infrastructure.</p> <p>It is possible to reach it directly via the main road, which bypass the town, leading towards the Bodrogköz region.</p> <p>Guide price: 1,800 HUF/m2</p>			

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ZEMPLÉN**Enterprise Zone**

Investment's Data Sheet

Name:	Sátoraljaújhely Industrial Park – 1826/1 Green field area			
LOCATION				
Region:	North-Hungary			
County:	Borsod-Abaúj-Zemplén			
Statistical area:	508 small area			
	Postal Code	Settlement		
	3980	Sátoraljaújhely		
Address:	Ipar u.; 1826/1 lot numbers of site			
OWNER'S DATA				
Owner(s):	Local Government Sátoraljaújhely			
Operated by (name):	-			
Phone:	+36-47/ 525-185			
Fax:	+36-47/ 321-024			
E-mail:	ujhelpmh@axelero.hu			
Contact person:	László Gyarmathy			
CHARACTERISTICS OF THE PREMISES				
	Green fielding:	X	Brown fielding:	
Size of the premises (m2):	-			
Size of the land (m2):	13 665			
Built in (m2):				
Remaining territory for construction (m2):	4 000			
TRAFFIC AND TRANSPORTATION FACILITIES (KM)				
Distance from Budapest:	260 Km			
Nearest border(s):	6 Km			
Nearest highway:	78 Km			
Nearest airport:	81 Km	grass-runway	Concrete-runway	X
Own industrial railtrack:	No			
Nearest railway loading point:	1 Km			
BRIEF DESCRIPTION:	<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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ZEMPLÉN**Enterprise Zone**

Investment's Data Sheet

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

Investment's Data Sheet

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

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Investment's Data Sheet

Name:	Sátoraljaújhely Industrial Park – Working hall for engine production				
LOCATION					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Berecki u. 18-28.				
OWNER'S DATA					
Owner(s):	Certa Zárgyártó, Présöntő és Szerszámkészítő Kft.				
Operated by (name):	-				
Phone:	+36-47/ 525-280				
Fax:	+36-47/ 525-222				
E-mail:	lajos.rudnay@certa.hu				
Contact person:	Lajos Rudnay, managing director				
CHARACTERISTICS OF THE PREMISES					
Building	<input checked="" type="checkbox"/>		Net area (m2):	3000	
Storehouse	<input type="checkbox"/>		Number of floors:	1	
Office building	<input checked="" type="checkbox"/>		Internal height (m):	5	
Other building	<input checked="" type="checkbox"/>		Year of building:	1992	
Price:	-		Rent (USD/m²/month):	-	
TRAFFIC AND TRANSPORTATION FACILITIES (KM)					
Distance from Budapest:	260 Km				
Nearest border(s):	4 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	<input type="checkbox"/>	grass-runway	<input type="checkbox"/>	Concrete-runway <input checked="" type="checkbox"/>
Own industrial railtrack:	No				
Nearest railway loading point:	2 Km				
BRIEF DESCRIPTION:	<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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Zemplén Local Enterprise Foundation

H-3980 Sátoraljaújhely, Rákóczi u. 18.

Tel.: +36-47/523-080 Fax: +36-47/322-919 E-mail: zrva@axelero.hu

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Investment's Data Sheet

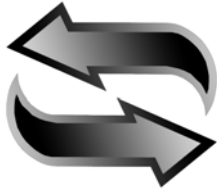
Name:	Sátoraljaújhely Industrial Park – Warehouse for finished products				
LOCATION					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Berecki u. 18-28.				
OWNER'S DATA					
Owner(s):	Certa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

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ZEMPLÉN**Enterprise Zone**

Investment's Data Sheet

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



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	<p><u>Description of the main building:</u> 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><u>Description of the outbuilding:</u> Area: 10X10 metres Its interior height is 4 metres in one airspace. Infrastructure to the building has not been installed yet.</p> <p><u>Other:</u> 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 Ukrainian border is 69 kms far from the premise (border crossing point: Záhony). The Romanian border can be approached within 125 kms (border crossing point:Csenger)</p> <p>Access to international airports: Kosice (Slovakia) – 84 kms far (one hour) Budapest –Ferihegy Airport – 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

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

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