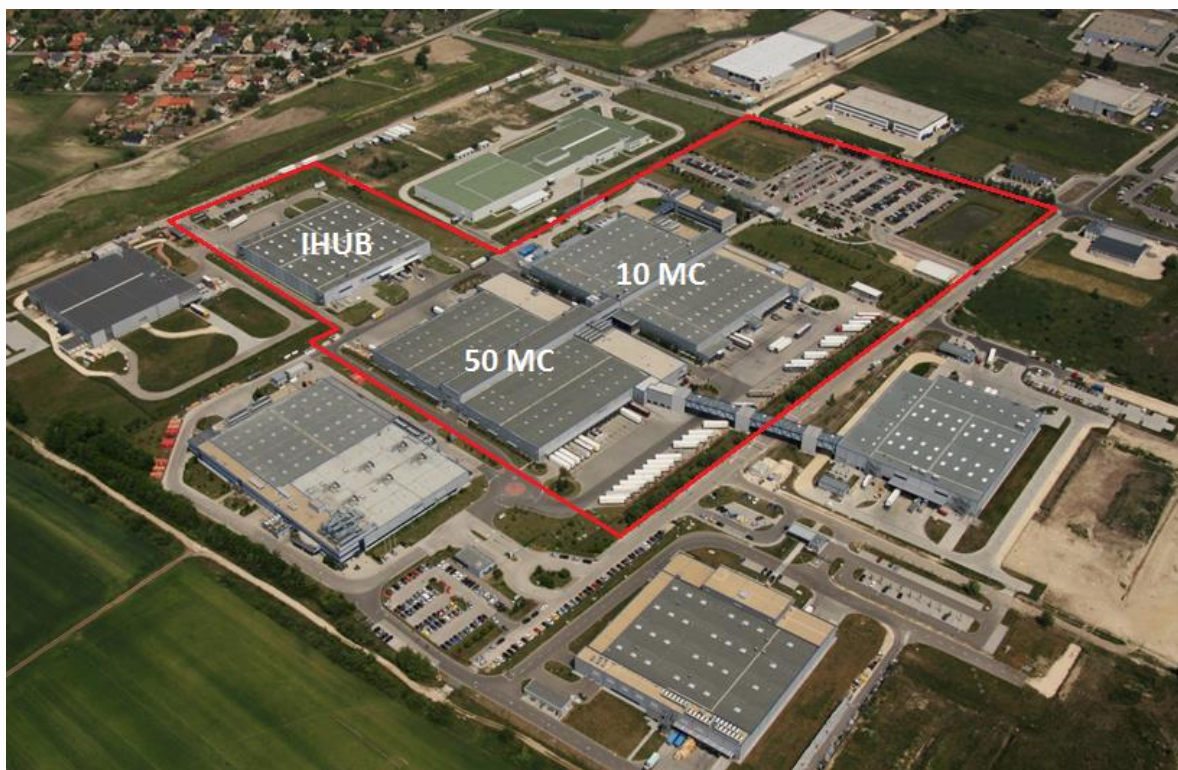


# NOKIA FACILITY

Komárom

EXCLUSIVE SALE MANDATE

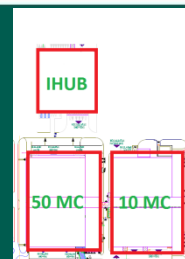


## DESCRIPTION OF THE PROPERTY

- The **52,771 sq m** property is located on a 137,001 sq m site in Komárom Industrial Park.
- The property was purpose built in **three phases** between 1999 and 2004 and was designed by Nokia for their specific use and requirements.
- The whole site comprises **three main buildings** and further technical facilities which support the operation of the factory.
- **High quality** of construction and the property is well maintained.
- **Excellent access** to the main European markets with transport connections.

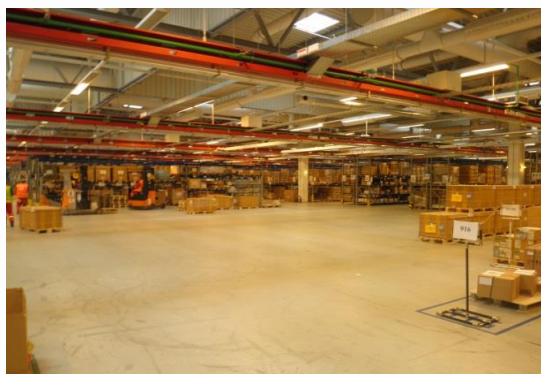
# NOKIA FACILITY

Komárom



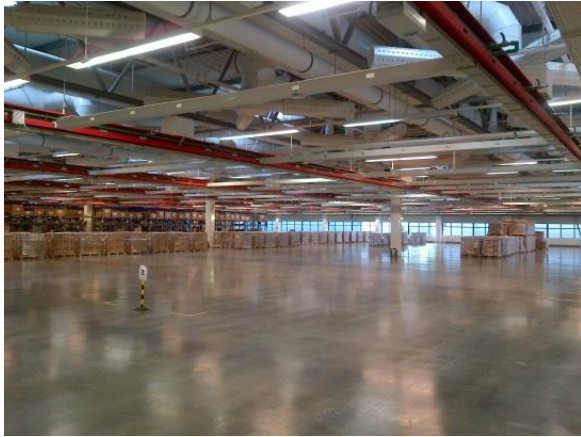
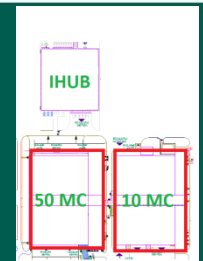
## PROPERTY SUMMARY

- Land Size: 137,001 sq m
- **Total Property Size: 52,771 sq m**
  - Production area: 32,360 sq m (incl. 7,105 sq m warehouse)
  - Office and social area: 9,515 sq m
  - Technical area: 6,737 sq m
  - Reception and social building: 2,330 sq m
  - Other: 1,829 sq m



# NOKIA FACILITY

## 50 MC and 10 MC buildings



### PROPERTY SUMMARY

Building name	10 MC	50 MC
Year of construction:	1999	2004
Building size:	<b>18,951 sq m</b>	<b>20,373 sq m</b>
Production area:	13,005 sq m	12,250 sq m
Office and social area:	3,756 sq m	4,725 sq m
Technical area:	2,190 sq m	3,398 sq m

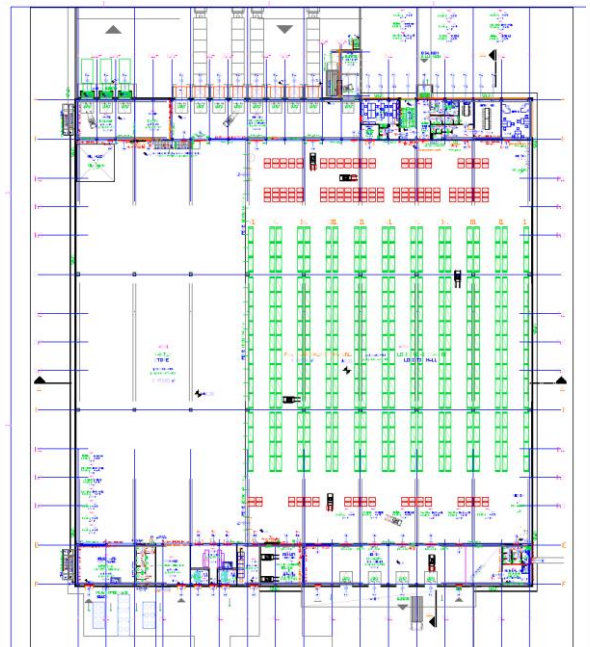
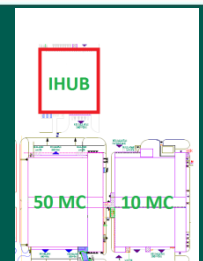
### TECHNICAL PARAMETERS

- Internal height
  - Roof: 7.00 m
  - Beam: 5.30 m
  - Lamps: 4.60 m
  - Cable tray: 3.30 m
- Floor loading: 1t/ sq m
- Number of docking gates: 51
- Heating and air conditioning: 21°C - 24°C
- Humidity control: 35% - 55%
- Compressed air system: 1,736 l/sec, 874 l/sec
- Sprinkler system
- Computer controlled building engineering system and CCTV



# NOKIA FACILITY

## IHUB building



### PROPERTY SUMMARY

Building name	<b>IHUB</b>
Year of construction:	2004
Building size:	<b>9,288 sq m</b>
Warehouse / production:	7,105 sq m
Office and social area:	1,035 sq m
Technical area:	1,148 sq m

### TECHNICAL PARAMETERS

- Internal height
  - Roof: 10.00 m
  - Beam: 8.30 m
  - Lamps: 8.50 m
- Floor loading: 3t/ sq m
- Racking system partly
- Number of docking gates: 15
- Heating and air conditioning: 20°C - 25°C
- Humidity control: 20% - 55%
- Computer controlled building engineering system
- CCTV



# NOKIA FACILITY

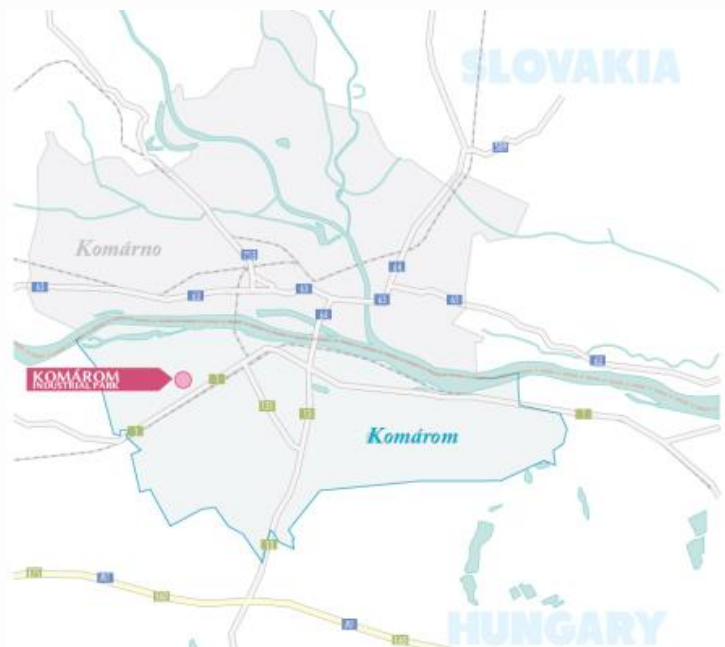
## Komárom

## EXCLUSIVE SALE MANDATE

### LOCATION

Komárom Industrial Park has favourable road connections as the motorway M1 is 10 km. Occupiers of the Park include Mylan Inc., Foxconn, Stora Enso, Motivating Graphics, Kaiser, BYD.

The distance of the property to Audi factory in Győr is 34 km, 90 km to Budapest, 80 km to Bratislava and 120 km to Vienna.



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