



Létavértes Industrial Park

General introduction



EDC Debrecen

2023

EDC DIF
DEBRECEN



**EMERGING
EUROPE**

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LOCATION - SITE OVERVIEW





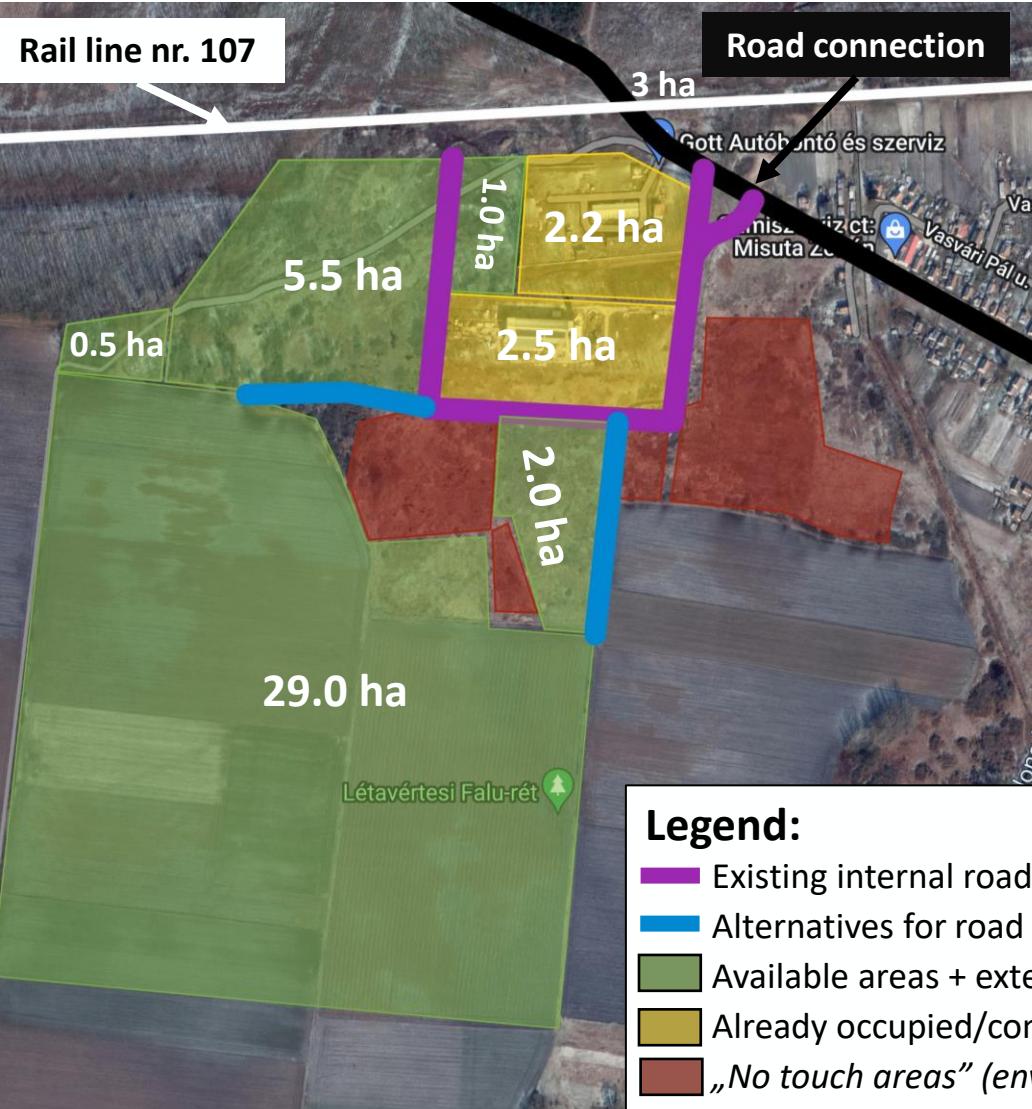
General information #1

- **Total area:** 26.3 ha owned by the Municipality
 - **Of which currently available:** approx. 21.6 ha
 - **Further extension areas:** up to 16.4 ha (*please see next slide*)
 - Zoning classification for industrial use (Gip)
 - Site occupancy ratio: max. 50 %
 - Maximum building height: 12.5 m
 - Green area ratio: min. 25 %
- **Utilities:** Existing internal roads, main public utilities available on plot border
- **Flexible plot formation opportunities** upon Investors' request
- **Excellent location, easy accessibility:**
 - Debrecen International Airport: 25 km (*30 min*)
 - M35 motorway: 30 km (*Budapest - 2.5 hours driving distance*)
 - Border crossing point: Sacueni (RO) 9 km
 - Favourable location for **industrial railway connection development**

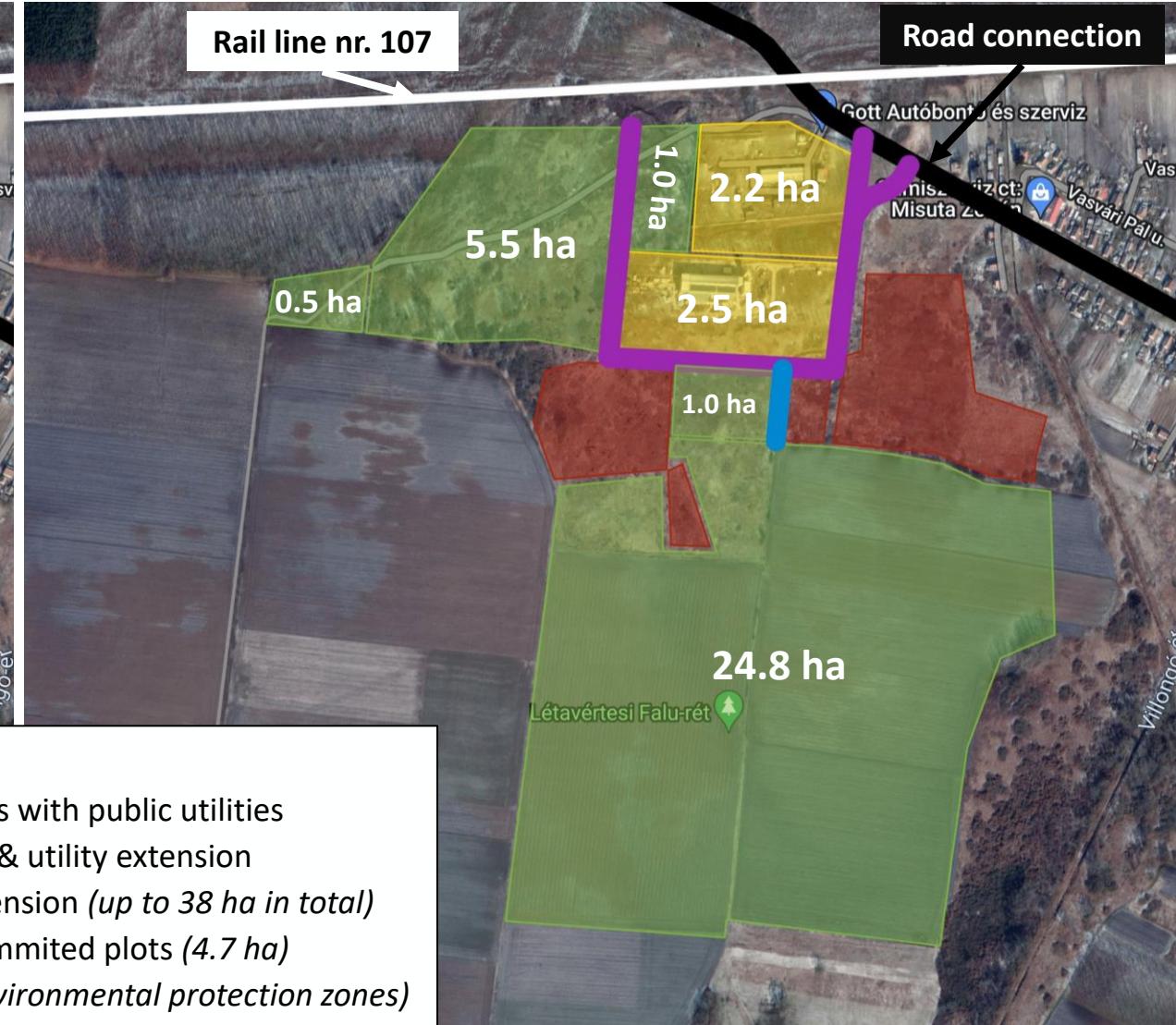
Legend:

- Existing internal roads with public utilities
- Currently available investment areas – 21.6 ha
- Already occupied/committed plots – 4.7 ha
- „No touch areas” (environmental protection zones)

Extension alternative – Option 1



Extension alternative – Option 2



Various plot formation and extension alternatives, plot geometry can be flexibly designated upon Investors' request.



General information #2

Available public utilities:

- **2x1-lane internal access road with parking lane, rainwater discharge & public lighting**
- **D110 fresh water supply** – Capacity: 20 m³/hour on 3.0-3.5 bar pressure
Water source wells with 92 m³/hour total capacity in the vicinity
- **D200 sewage discharge system** – Capacity: 1,7 m³/hour (*can be extended to 5 m³/hour*)
New wastewater treatment facility nearby (*10,5 m³/hour free capacity*)
- **D63 Natural gas backbone** – Capacity: 700 m³/hour
- **20 kV electricity** – Capacity: 400 kVA (*630 kVA total capacity*)
Existing transformer station capacity can be extended up to 8 MW
50 MW capacity solar energy park nearby the industrial area

Utility	Available capacity
Water	20 m ³ /h
Sewage	1.7 m ³ /h
Gas	700 m ³ /h
Electricity	400 kVA

Services within arms reach:

- Local emergency station, fire department, medical services, pharmacy
- Sports, recreational facilities, accomodations and restaurants in the sorroundings





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