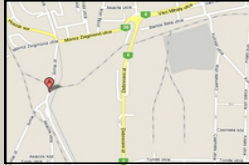
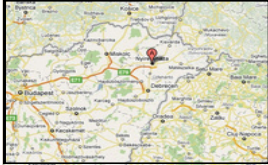


NYÍREGYHÁZA MILL PLANT

Property name and details

Registered owner:	ABO Holding Zrt., Nyíregyháza, Irsai Gusztáv utca 4-6.
Designation:	detached farm building, yard, detached private road

Location



Location

County, City

Szabolcs-Szatmár-Bereg County Nyíregyháza

Address

4400 Nyíregyháza, Irsai Gusztáv street 4-6.

Geographic number Accessibility

8211/10, 8211/11, 8211/12

public road	The property can be accessed from the Nyíregyháza southern exit of M3 highway, from the entrance section of the city
railway	It is located on the Budapest-Záhony railway line.

MAIN CHARACTERISTICS OF THE PROPERTY



Total property area:	3 1428 sqm		
Built Structures:	DESIGNATION	Floor area(usable)sqm	Capacity
		Mill plant	
	(1) Gate		
	(2) Sample shop	20	
	(3) Reception and laboratory building (4)	40	
	Office building	1504	
	(5) Restaurant and social building	477	
	(6) Reinforced concrete silo	1180	20 000 t nominal capacity
	(7) 1st substation	50	
	(8) Mill building	1381	200 t/24 hour nominal capacity
	(9) Flour and bran silo		830 t capacity
	(10) Bagger	1350	12 t/hour capacity, with palletizing robot 3
	(11) Dismantler		t/hour capacity, with palletizing robot
	(8) Sack flour warehouse	500	300 t capacity (palletized goods)
	(9) Office laboratory	2745	
	(10) Old dismantler, warehouse		
	(11) Warehouse and workshop building (11)	480	
	demolished building		
	(12) New flour warehouse	800	500 t capacity (palletized goods)
	(13) DV warehouse No13	1296	
	(14) DV warehouse No 6-7-8	1440	5000 t capacity
	(15) metal frame warehouse	31	
	(16) Fire water reservoir	40	
	(17) hydrophore house	40	
Net area of superstructures:	9265 sqm		

PUBLIC UTILITIES

electricity	on the utility network	The mill operates with its own transformer and a 348.00 kWp peak power solar system. Available power 900 kW
gas	on the utility network	Common receiving station for the entire site in the Nyírség Service area New pressure regulator installed in 2020 Available capacity 301 m3/hour Gas was dismantled in 2022
water	own waterworks, from two drilled wells, with a hydrophore house	
sewage	on the utility network	
rainwater drainage	rainwater drainage system	
fire water storage tank	there is	there is a 200 m3 fire water reservoir
surface water reservoir	there is none	
fire hydrant	there is	



Dryer	there is none	
Weighbridge	there is	At the entrance to the mill, a 60 t
Industrial railway siding	there is	

Other features:	The site is fenced and equipped with street lighting. A concrete road network sized for truck and lorry traffic has been built between the property facilities.
Current function:	mill plant