

# GSI Group

## Biatorbágy

Warehouse & Manufacturing space next door.



### Client Objectives

GSI due to their expansion plans needed to find expansion space to meet their increased production and storage needs. We got on board to help them with the search however the task proved to be very challenging due to the lack of suitable options.

### Results

No stones remained unturned however we still could not find the right solution. We had to come up with a creative solution. The plot next to the GSI production plant was for sale and we convinced CTP to buy it, build a warehouse and lease it to GSI. However the deal could only work if GSI had one landlord therefore after highlighting the benefits of having such a reliable tenant VLK Cresa convinced CTP to buy the current plant as well.

It was a win – win solution for both parties. We managed to convince current landlord to sell, and the municipality to change the built in ratio, increasing the building size that could be built.

We negotiated a coterminous lease for the two properties and we structured the deal to provide even more future expansion opportunities for GSI.

*The GSI Group, LLC is a world class manufacturer of grain storage, material handling, conditioning and drying equipment, as well as a full line supplier of swine and poultry production equipment. GSI Group LLC headquarters are in Assumption, IL, USA. Additional manufacturing facilities are located in Taylorville-IL, Newton-IL, Paris-IL, Flora-IL, Vandalia-IL, Bremen-AL, St. Hubert-Canada, Penang-Malaysia, Johannesburg-South Africa, Queretaro-Mexico, Marau-Brazil, Shanghai-China. GSI opened a new manufacturing plant in 2014, located in Biatorbágy – Hungary supplying the region with material handling equipment.*



**Space**  
up to 30.000 m<sup>2</sup>  
industrial warehouse,  
Biatorbágy



**Industry**  
**Finance**



**Success**  
Holistic approach  
Off market deal