WDP

WDP Park
Constanța - Mihail Kogălniceanu

Romania

A crossroads of three great markets

Over the years, Romania has been able to cash-in on its **geo-strategic location**, as positioned at the crossroads of three great markets: the European Union, the CIS states and the Middle East, **being crossed by three important pan-European transport corridors: no. 4 linking Europe from West to East, no. 9 from North to South and no. 7 facilitating inland water transportation on the Danube.**

CONSTANȚA

The existing port infrastructure (including a multimodal terminal), as well as good connective infrastructure (ring road, highway to Bucharest, upgraded main railway to Bucharest, channel to the Danube) with the CEE hinterland make Constanta an ideal site for both manufacturing for companies outside the European Union (EU) looking to get access to the EU markets as well as for logistics. Moreover, the planned further investments in the Port of Constanta and other infrastructure improvements, such as a new highway from Constanta to the Bulgarian border, promise increased accessibility and connection with the rest of the region.

The main sectors that have driven the Constanța economy

Refined oil production

Tourism

Ship Building

Retail

Real Estate

UKRAINE

MOLDOVA

HUNGARY

UKRAINE

Baia Mare

Suceava

Iasi

Oradea

Cluj-Napoca

Bacau

Targu Mures

Arad

Sibiu

Brasov

Timisoara

ROMANIA

Galati

Pitesti

Black Sea

SERBIA

Craiova

Bucharest

Constanța

BULGARIA

WDP Park
CONSTANȚA - MIHAIL KOGĂLNICEANU

2A

222

E60

MIHAIL KOGĂLNICEANU

222

MIHAIL KOGĂLNICEANU INTERNATIONAL AIRPORT

Strada Tudor Vladimirescu

2A

CONSTANȚA *25Km*

E60

N

500 m

Near Mihail Kogălniceanu International Airport/Airbase and Port of Constanța

The WDP Park Constanta – Mihail Kogalniceanu industrial space development is located in the northern part of Constanta, a bustling port town on the Romanian shores of the Black Sea, just over **300 kilometers away from the Bosporus Strait**. The Park offers direct access, with the **E60 European road right by its doorstep**.

You are next to Mihail Kogalniceanu airport, offering regular flights to Turkey and London. Your clients and truck drivers can reach the **A2 highway in 15 minutes**, allowing them to swiftly get on their way towards the rest of the country – and the continent.

Kogalniceanu Airport	**5** km	
Constanta Port	**26** km	
A4 Highway	**22** km	

MIHAIL KOGĂLNICEANU
🚶 10,100

WDP Park
CONSTANȚA - MIHAIL KOGĂLNICEANU

LUMINA
🚶 10,770

OVIDIU
🚶 14,000

BLACK SEA

MURFATLAR
🚶 9,170

VALU LUI TRAIAN
🚶 16,600

CONSTANȚA
🚶 263,600

Port of Constanta
39.26 km²

CUMPĂNA
🚶 14,750

Bucharest

AGIGEA
🚶 8,700

5 Km

2A · 2A · 226 · E87 · E60 · 222 · 228 · E87 · A4 · 3C · 3 · E81 · 39 · A2

The perfect location

	A2	✈	🏃
	15 min	**6** min	**26** min

MAJOR CITIES	BY CAR
🏢 Bucharest	**200** km
🏢 Brasov	**291** km
🏢 Cluj-Napoca	**487** km
🏢 Istanbul	**667** km
🏢 Varna (Bulgaria)	**180** km

Port of Constanta
Mihail Kogălniceanu
International Airport

Building 3

Building 2

N
100 m

2A   22A

Tailor the space to your needs

WDP builds modern sustainable buildings, which can be adjusted to any Client's needs. Inside the buildings, the possibilities are only limited by your imagination: cold storage, regular storage or freezer storage? Manufacturing or warehousing?

Our team of experts can help you in creating the space that meets all your needs.

◆ Existing Space

◆ Available

⟨⟩ Offices

Available

Building 3

| Warehouse | **28,540 sqm** |
| Offices | **2,380 sqm** |

Available

Building 2

| Warehouse | **8,950 sqm** |
| Offices | **1,140 sqm** |

Total area
(after developed)
48,000 m²

Parking
80

Docks
80

It's what's inside that counts

With sustainability becoming an increasingly important topic in the wider economy, WDP ensures that its developments are up to date, and meet the standards.

This building can be EDGE Advanced Certified: a Class A Energy-Efficiency building, equipped with LED lighting throughout the warehouse, and photovoltaic panels will be installed on the rooftops. We also support our tenants by offering them the possibility of installing electrical vehicle charging points.

Floor Load	Free Height	Column Grid	Lightning
5 T/m^2	**11.5** m	**12x24** m	**LED**

Safety	Fire	Roof
Smoke detection	**Sprinklers, hydrants**	**Corrugated metal sheets**

Modern and flexible work environment

Our Parks are designed to be both a convenient and healthy workplace. We are committed to offering sustainable solutions to our tenants, and to support them in ensuring a healthy and pleasant work environment to their employees: our buildings' resource efficient designs contribute to a better environment and a sustainable future for everyone.
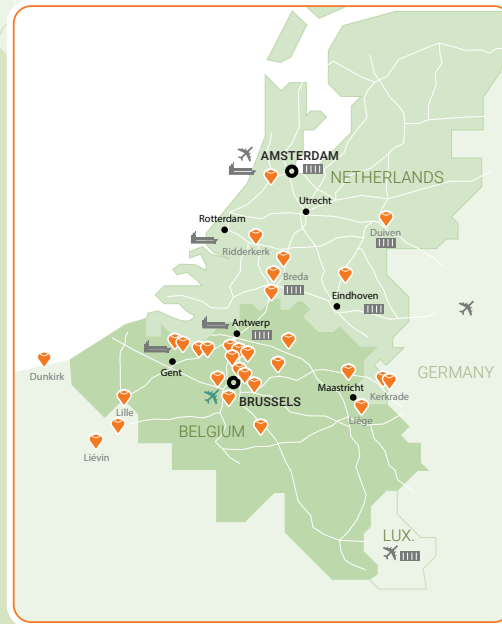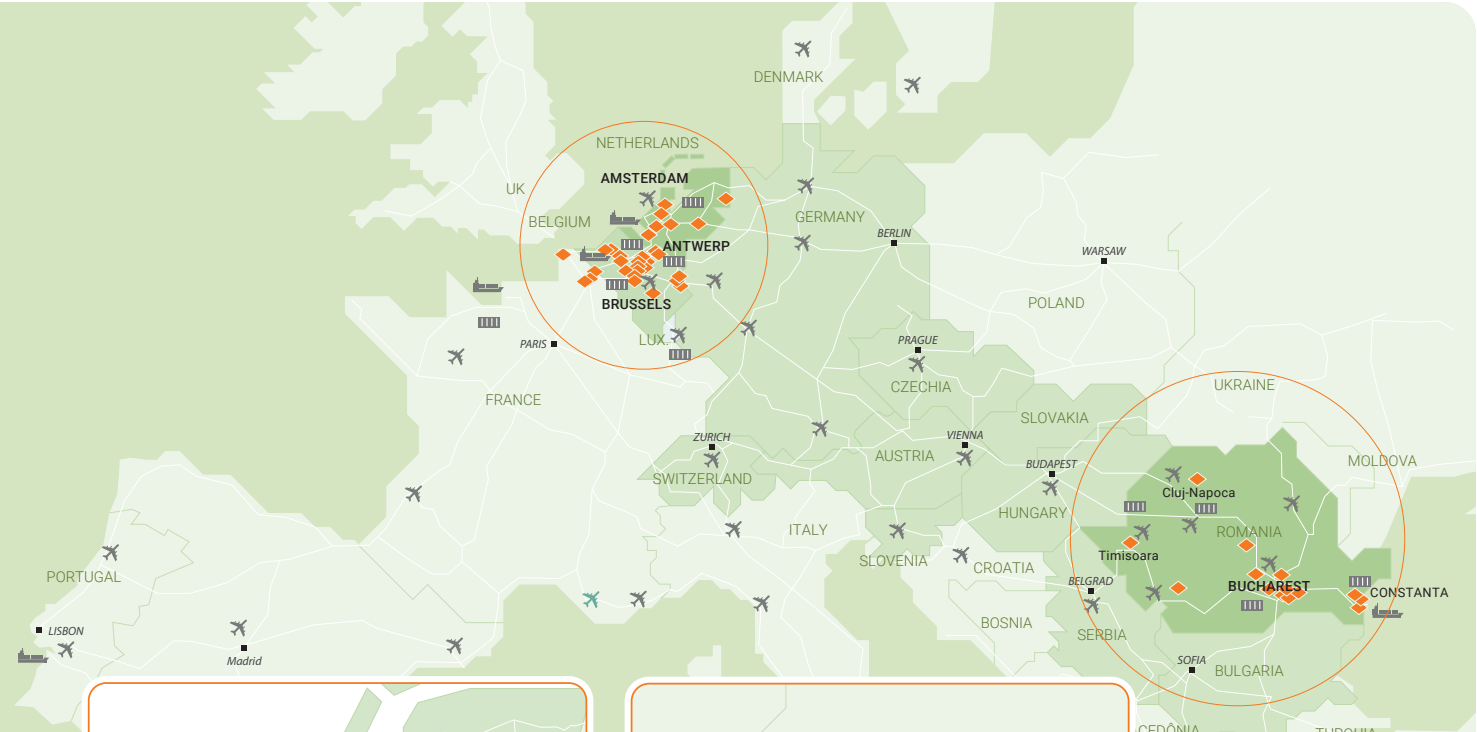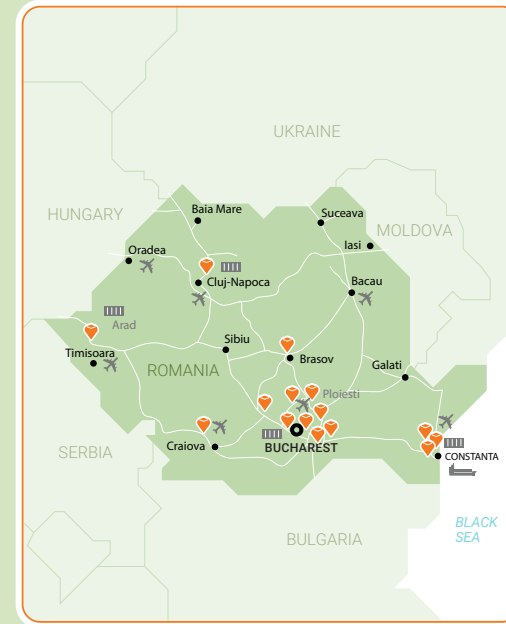
![WDP logo]

WDP Network

We develop and lease properties located along major logistics axes in six European regions: **The Netherlands, Belgium, Luxembourg, France, Germany, and Romania. WDP is the market leader in the Benelux, and a major player on the Romanian industrial real estate market.**

The long-term vision and pure player strategy that we apply to each property decision underpins our relationship with our clients. We want to be a long-term partner and support them in their operations where real estate is an indispensable part of their supply chain. With increased green energy production and technology, we aim to make our sites more self-sufficient and to decarbonise client operations.

NETHERLANDS & BELGIUM

ROMANIA

LEGEND

✈ Airport

▦ Container terminal

⛴ Port

Warehouses with brains

We are active in several European countries that offer logistics opportunities:

NETHERLANDS	BELGIUM	GERMANY
111 Warehouses	**99** Warehouses	**2** Warehouses

FRANCE	LUXEMBOURG	ROMANIA
7 Warehouses	**5** Warehouses	**70** Warehouses

7M m² rentable area (99% occupancy)

600K m² warehouse and 100 MWp energy capacity in development

300 sites

6 Countries

1977 Foundation year

Stock Market REIT, BEL20, Euronext BEL & NL

CONTACT

Want to talk further?

Gijs would be happy to tell you more.

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