

WDP Park

Constanța – Agigea

Romania

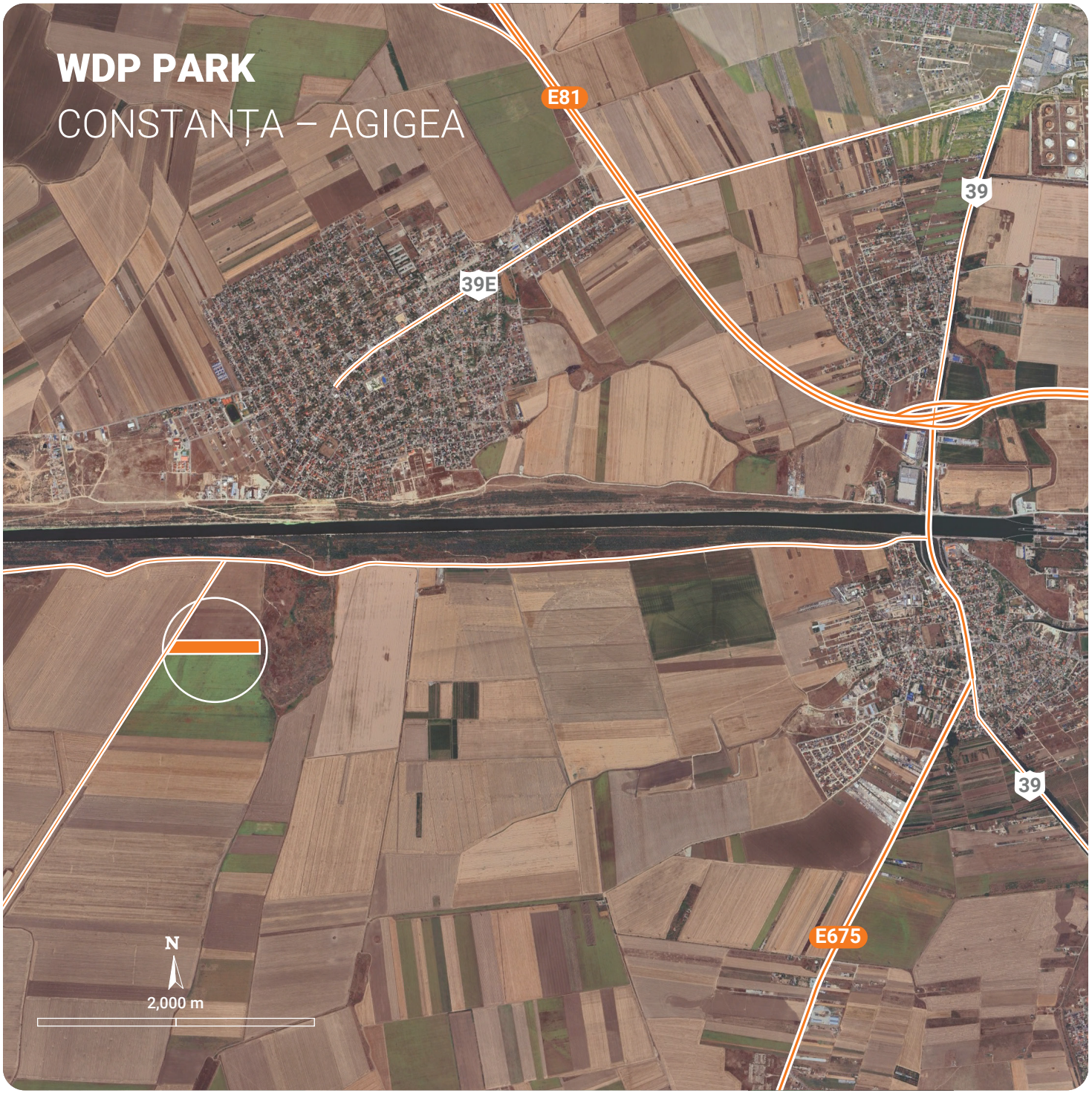
THE LOCATION

A crossroads of three great markets

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.





LOCAL ACCESS

Constanța: Romania's gateway to global trade

Located in Romania's south-eastern region, Constanța is a key logistics hub due to its **direct connection to Bucharest via the A2 motorway** and its position as one of the largest ports on the Black Sea. This combination of road and maritime access supports efficient distribution to both domestic and international markets.

WDP Park Constanța – Agigea benefits from limited competition, affordable labor costs, and strong transport links. With access to road and sea routes, the location is well suited for manufacturing and logistics operations focused on reliability, growth, and regional connectivity.

MAIN LOCATIONS

Mihail Kogalniceanu International Airport	**40** km
Constanta Port	**10** km
Highway	**8** km





REGIONAL BENEFITS

Prime location for efficient distribution

Constanța-Agigea offers a great location for logistics and industrial real estate, with fast connections to Constanta, Romania's largest Black Sea port, and the capital city, Bucharest, via the A2 motorway.

With road and sea links, competitive operating costs, and growing demand for modern facilities, the area provides an ideal environment for businesses seeking efficient distribution, long-term growth, and strong returns on investment.

MAJOR CITIES	BY CAR
Bucharest	**220**km
Constanta	**17**km
Istanbul	**600**km
Varna (Bulgaria)	**130**km

MASTERPLAN

Tailor the space to your needs



Total area

48,345 m²

Available for development

Warehouse 1	Warehouse 2	Warehouse 3	Warehouse 4	Warehouse 5	Warehouse 6	Warehouse 7
Warehouse **3,500 m²**	Warehouse **3,425 m²**	Warehouse **3,425 m²**	Warehouse **3,425 m²**	Warehouse **3,500 m²**	Warehouse **3,435 m²**	Warehouse **3,410 m²**

Warehouse 8	Warehouse 9	Warehouse 10	Warehouse 11	Warehouse 12	Warehouse 13	Warehouse 14
Warehouse **3,515 m²**	Warehouse **3,515 m²**	Warehouse **3,410 m²**	Warehouse **3,425 m²**	Warehouse **3,515 m²**	Warehouse **3,425 m²**	Warehouse **3,420 m²**


Branding

SPECIFICATIONS

It’s what’s inside that counts

The technical specifications mentioned below are the standard specifications, but our team of experts can deliver whatever a tenant needs for a built-to-suit project, such as different clear height, higher floor loads, just to name a few.



Building Structure	Free Height	Floor Load	Lightning	Column Grid	Safety	Fire
Concrete	**11.5** m	**5** T/m^2	**LED**	**12x24** m	**Smoke detection**	**Sprinklers, hydrants**

AMENITIES

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.

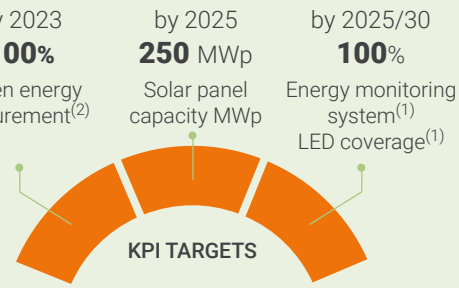


SUSTAINABILITY

WDP Energy

Leverage existing know-how and business model with innovative solutions

- On-site renewable energy production
- Untapped capacity of buildings
- Client's energy service provider
- Rollout energy monitoring system
- Decarbonize energy consumption
- Electrification of warehouse sites
- Battery storage systems for storage of excess generation
- Investment in energy proptech company

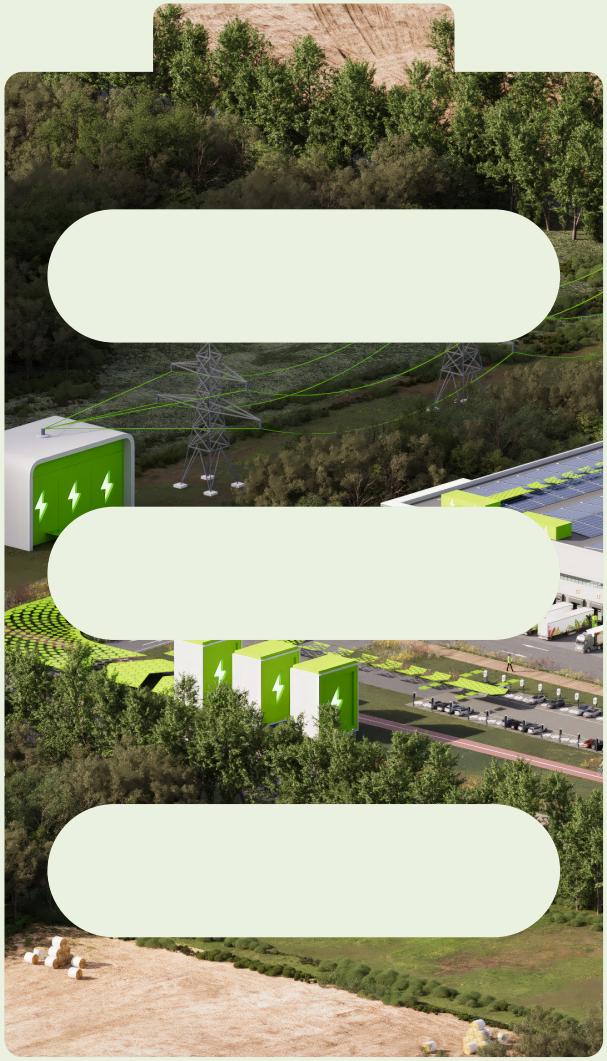


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

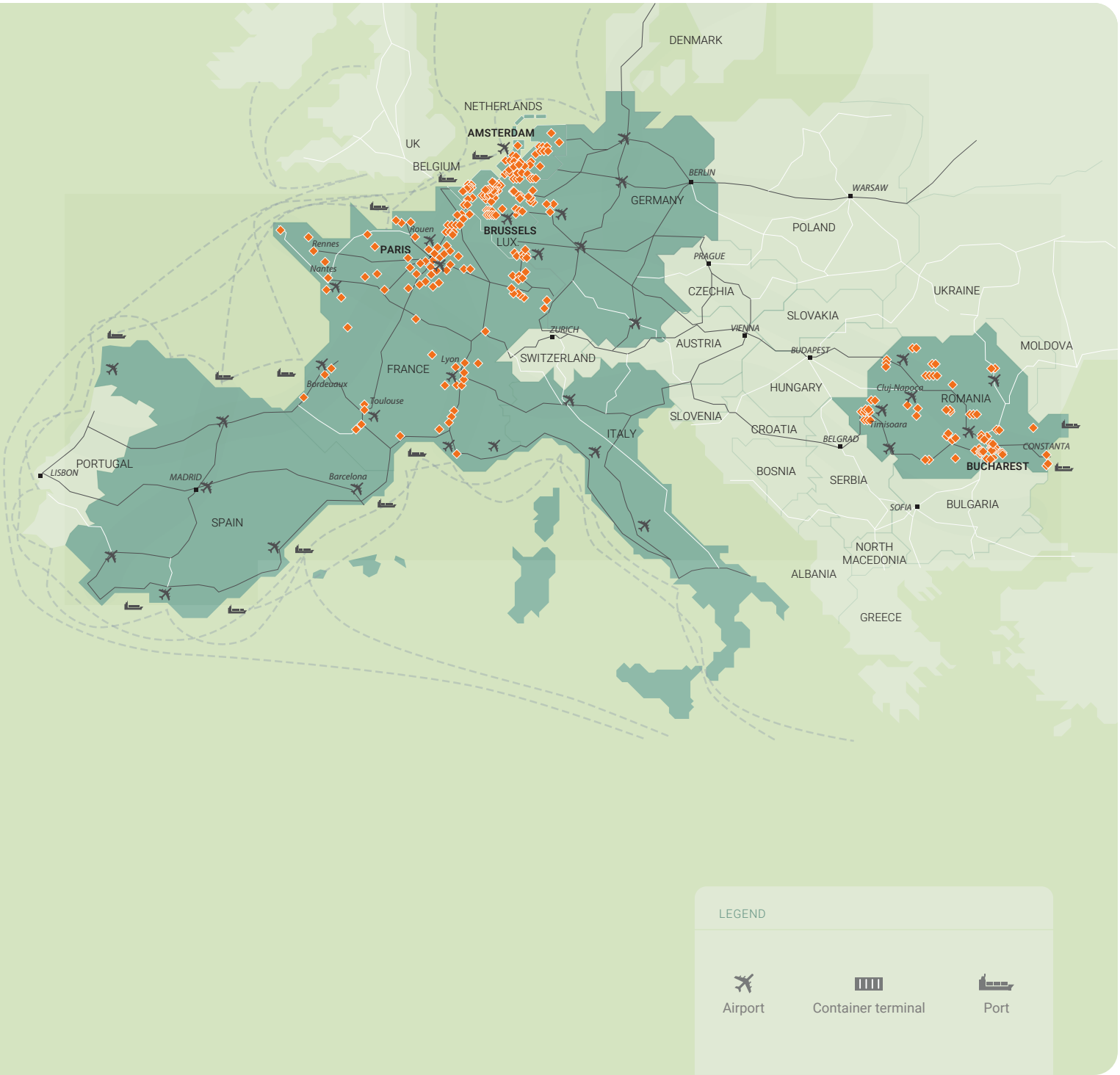
Energy efficiency services

ABOUT US

WDP Network

We develop and lease properties located along major logistics axes in eight European regions: **The Netherlands, Belgium, Luxembourg, France, Germany, Spain, Italy and Romania. WDP is the market leader in the Benelux and and the second biggest 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.



ABOUT US

Warehouses with brains

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

NETHERLANDS	BELGIUM	GERMANY
114 Warehouses	**105** Warehouses	**3** Warehouses

FRANCE	LUXEMBOURG	ROMANIA
19 Warehouses	**5** Warehouses	**83** Warehouses

8M m^2 rentable area (99% occupancy)

600K m^2 warehouse and 100 MWp energy capacity in development

325 sites

8 Countries

1977 Foundation year

Stock Market REIT, BEL20, Euronext BEL, NL, AEX & Paris



CONTACT

Want to talk further?

Gijs would be happy to tell you more.



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