

WDP Park

Craiova - Almaj

Romania

THE LOCATION

Craiova: Driving Industrial Logistics

Craiova's location is highly advantageous for light production and logistics due to its central role in Romania's automotive industry, as it hosts the Ford Otosan manufacturing plant. **Its strong road connections to Bucharest**, western Romania, and neighboring countries support efficient supply chain operations and just-in-time deliveries for automotive production.

In addition, Craiova's proximity to the Danube and **access to Craiova International Airport enhance its links to regional and international markets**. These connections, combined with a well-developed industrial ecosystem, make the city an important logistics hub for automotive exports and related industries.





LOCAL ACCESS

The regional advantages of the southern part of Romania

WDP Park Craiova – Almaj is situated in close proximity to the city of Craiova, one of the most important economic and industrial centers of Romania. Craiova plays a significant role in the country's automotive industry, being home to the Ford Otosan factory.

WDP Park Craiova – Almaj boasts a great location: **it has access to the E79 European road, and it is at a short drive from the express road DeX12, as well as from the Craiova International Airport**.

MAIN LOCATIONS

Craiova International Airport	**25** km
Craiova	**16** km
Ford Otosan Romania	**22** km


Existing Warehouse
Existing Warehouse



REGIONAL BENEFITS

An international logistics hub

The location is ideal for manufacturing and logistics, with a focus on the automotive industry, being well linked via the express road DeX12 to Pitesti, the home of the Dacia-Renault plant. **The site is at a 100 km distance from the Calafat port on the Danube river via the E79 European Road,** which is also a border crossing point via the Calafat-Vidin bridge, part of the Pan-European corridor. WDP Park Craiova - Almaj is positioned in a great location, ideal for an international logistics hub.

MAJOR CITIES	DRIVING DISTANCE
Craiova	**16**km
Pitești	**140**km
Timișoara	**320**km
Cluj-Napoca	**380**km
Bucharest	**270**km

MASTERPLAN

Tailor the space to your needs

State-of-the-Art Facilities

Class A buildings

Docking Stations: Ample docks for streamlined loading and unloading.

Build-to-suit requirements can be addressed. Our team of experts is available to support any future tenant in creating the building that aligns with their specific business needs.



Total area

82,860 m²

Available for development

Warehouse 1		Warehouse 2		Warehouse 3		Warehouse 4	
Warehouse	6,255 m²	Warehouse	18,950 m²	Warehouse	6,255 m²	Warehouse	5,375 m²
Warehouse 5		Warehouse 6		Warehouse 7			
Warehouse	35,275 m²	Warehouse	5,375 m²	Warehouse	5,375 m²		



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	Safety	Fire	EV Chargers
Concrete	**11.5** m	**5** T/m^2	**LED**	**Smoke detection**	**Sprinklers, hydrants**	**ASTI/** as per client request

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.

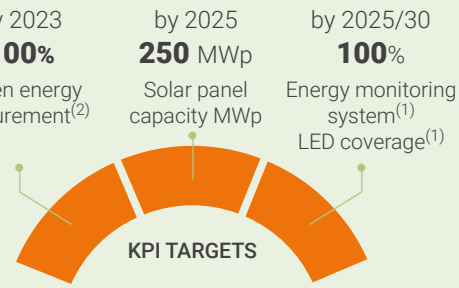


SUSTAINABILITY

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

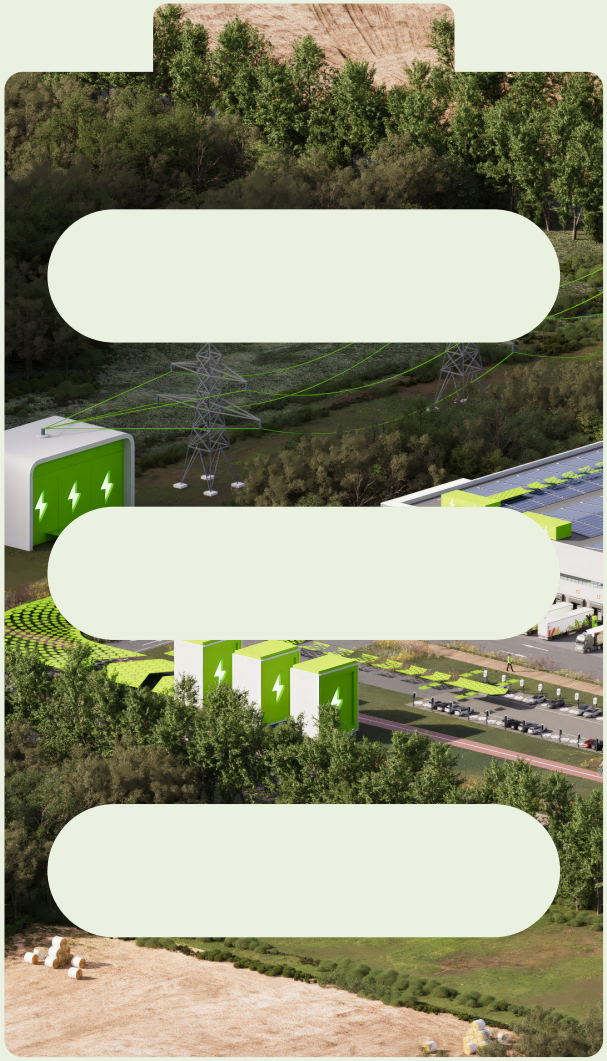


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

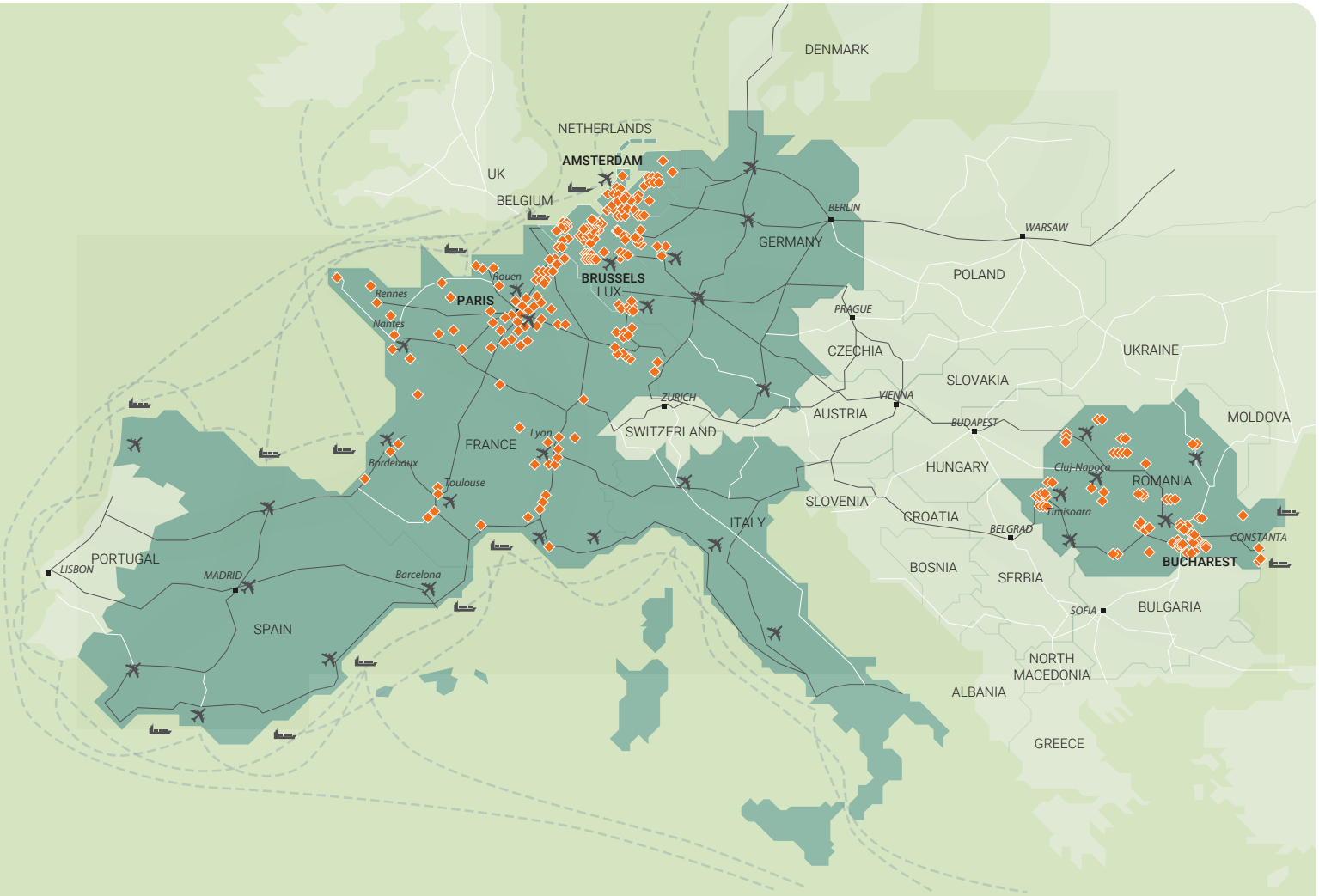
Energy efficiency services

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

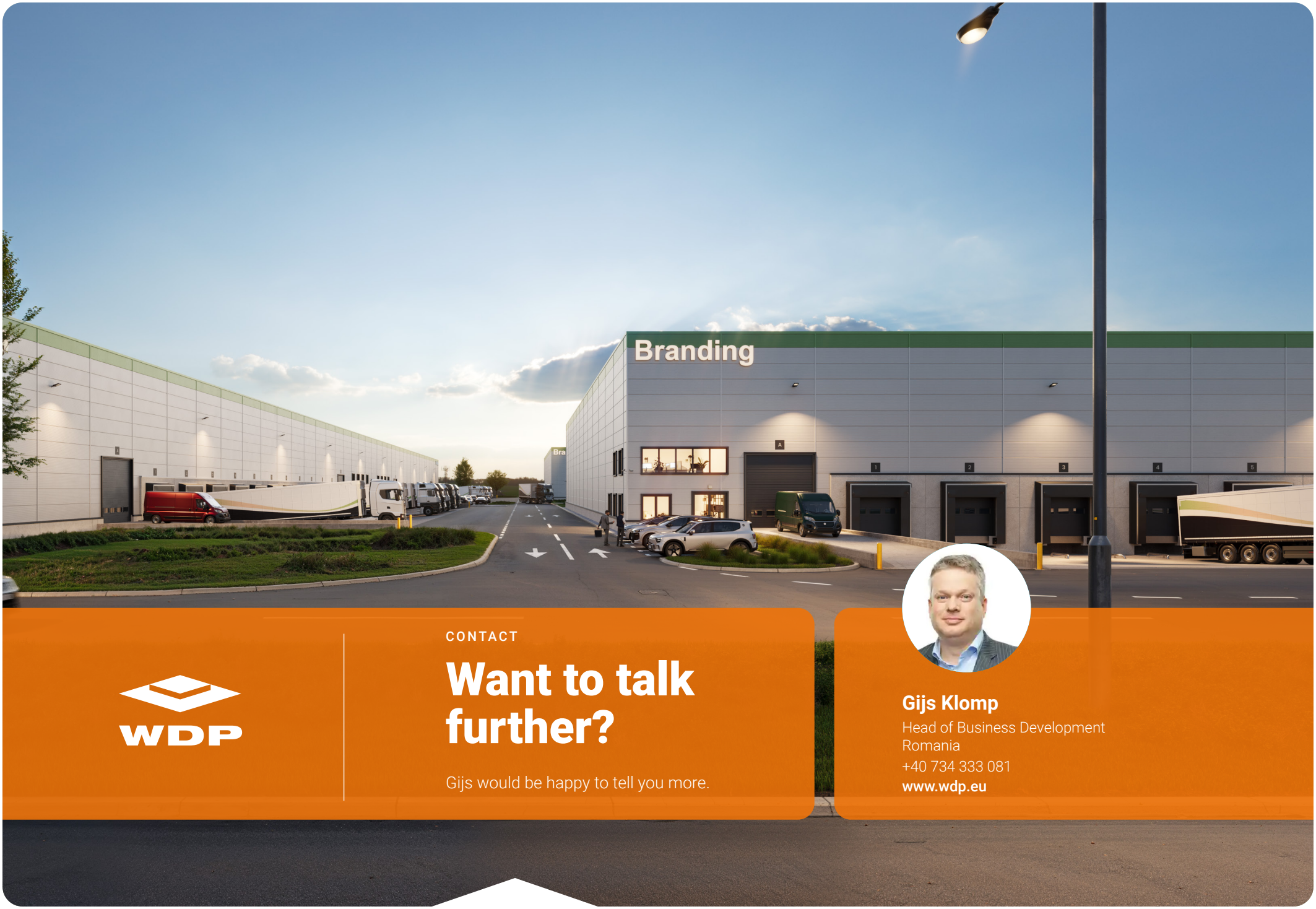
325 sites

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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