
WDP
WDP Park
București – Corbii Mari A1
Romania

THE LOCATION

The capital city's surroundings: untapped potential

Bucharest holds a dominant position in Romania's logistics market thanks to its status as the country's capital and largest consumer hub. **Its direct access to major highways, national rail networks, and Henri Coandă International Airport enables fast distribution across Romania and strong connections to regional and international markets.**

Combined with a large workforce, developed infrastructure, and sustained demand from retail and e-commerce sectors, Bucharest offers an ideal environment for scalable and high-performance logistics operations.





LOCAL ACCESS

Where access meets opportunity

WDP Park Bucharest – Corbii Mari A1 benefits from a **highly accessible position directly on the A1 motorway, ensuring fast and efficient connections to both Bucharest, just 49 km away, and Pitești at 66 km**. This prime placement along one of Romania's most important transport corridors allows for smooth local access, efficient routing, and reduced transit times for daily logistics operations.

Situated within the extended influence of Bucharest, the country's main industrial and consumer hub, Corbii Mari offers strong local advantages without the constraints of inner-city congestion. The location provides easy access to a broad and skilled labor pool from nearby towns and the surrounding area, while also unlocking development potential in a less saturated market, making it an attractive choice for growing logistics and industrial activities.

MAIN LOCATIONS

Henri Coandă International Airport	**92** km
Pitești	**66** km
A1 Highway	direct access


Branding
Branding



REGIONAL BENEFITS

Powerful platform for supply chains

Bucharest stands at the center of Romania's economy, acting as the country's largest industrial, commercial, and consumer hub, with ongoing infrastructure development and strong demand for logistics and distribution space. Its extensive road network and proximity to the country's main international airport create a powerful platform for national and regional supply chains.

WDP Park Bucharest – Corbii Mari A1 directly benefits from this dynamic environment through its strategic location. This positioning allows businesses to leverage Bucharest's economic strength, workforce availability, and market demand while operating in a less congested, high-potential area that supports efficient, scalable operations.

MAJOR CITIES	BY CAR
Bucharest	**49**km
Pitești	**66**km
Cluj-Napoca	**389**km
Craiova	**180**km
Ruse (Bulgaria)	**146**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

96,150 m²

Available for development

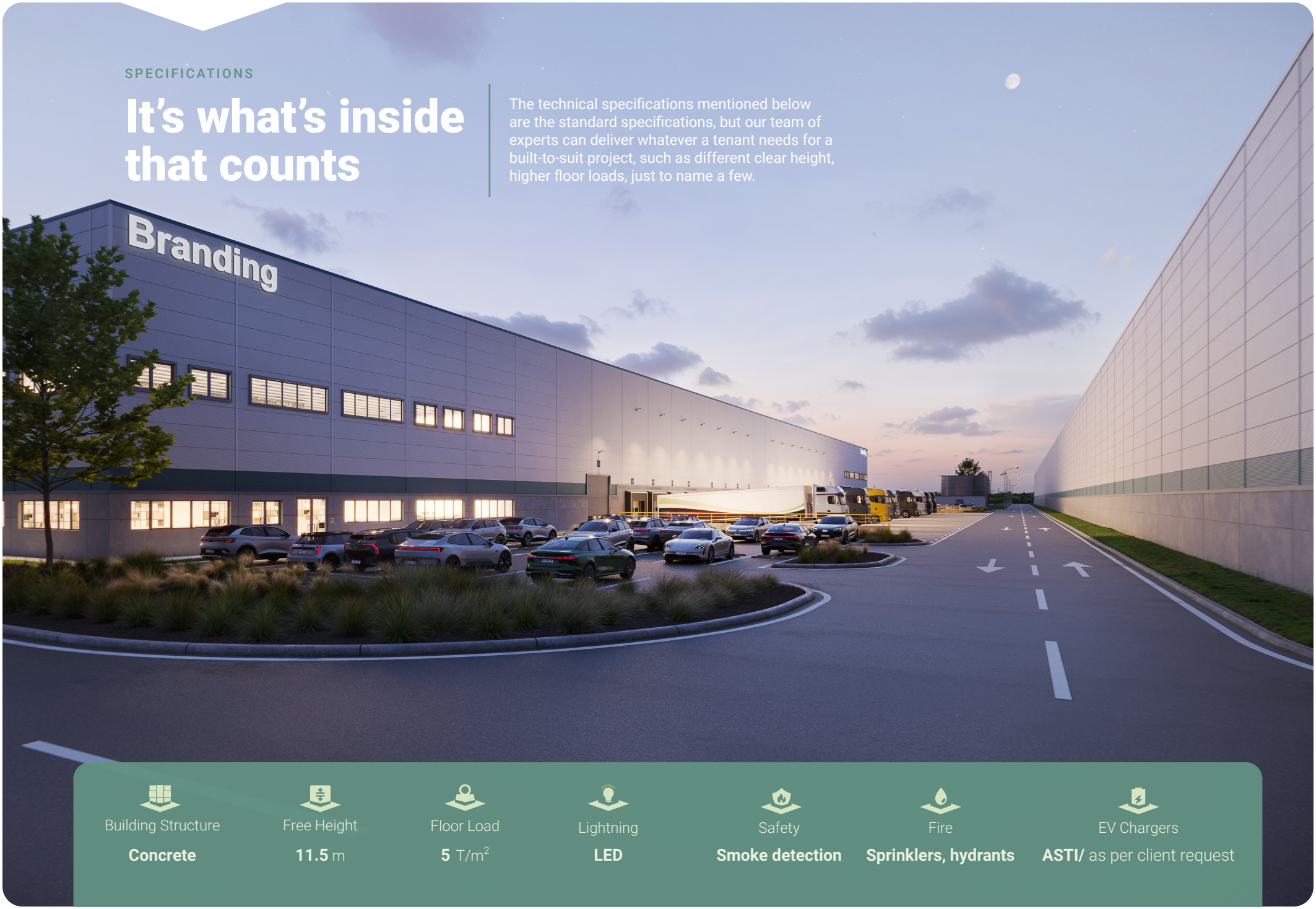
Warehouse 1	Warehouse 2	Warehouse 3
Warehouse **58,730 m²**	Warehouse **24,770 m²**	Warehouse **12,650 m²**


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	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.

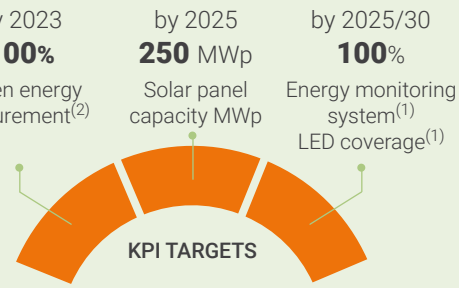


SUSTAINABILITY

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

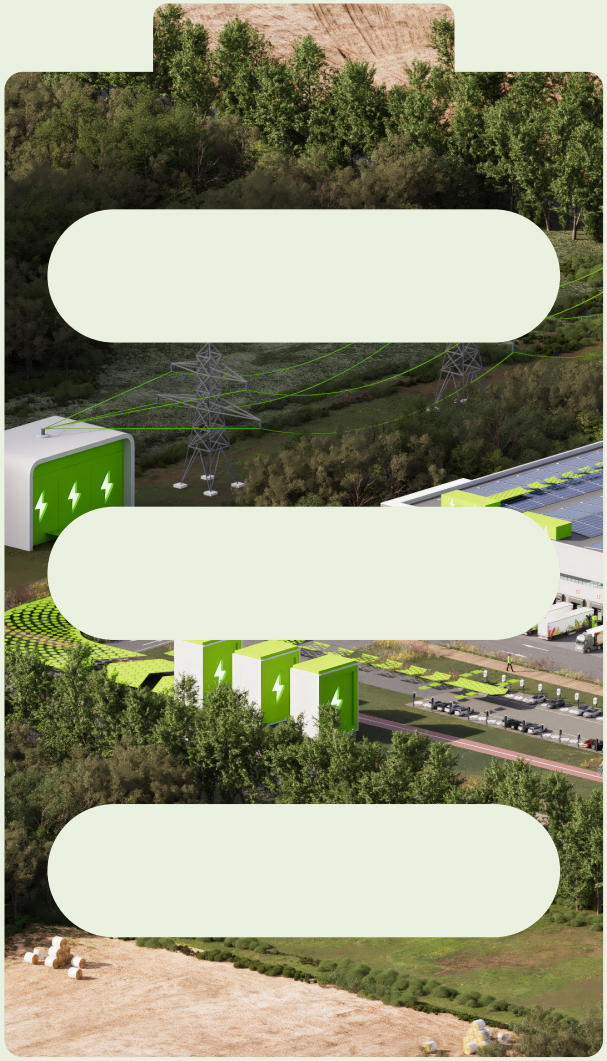


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

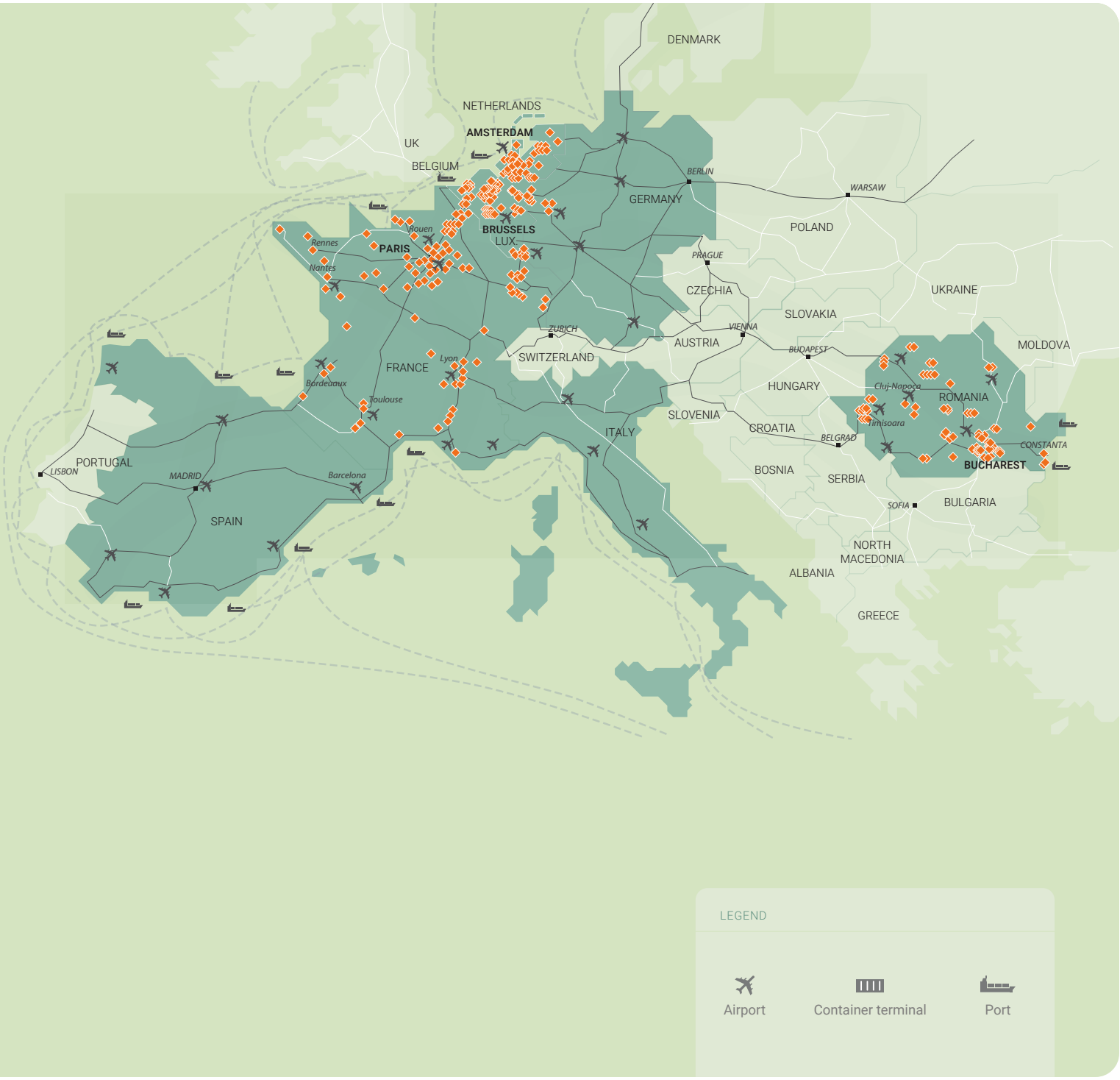
Energy efficiency services

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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