

WDP Park

Constanța – Lazu

Romania

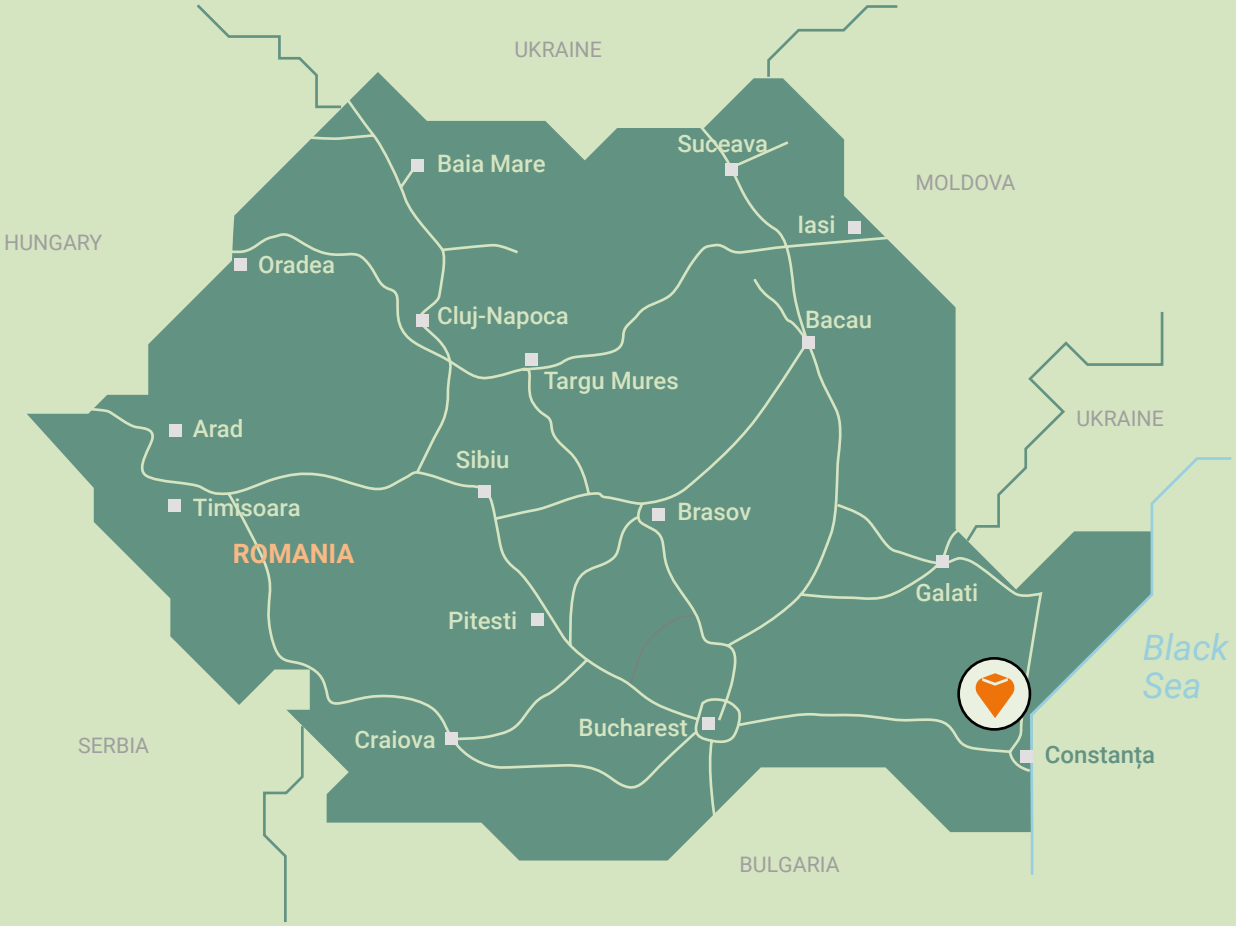
THE LOCATION

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.





LOCAL ACCESS

Near the Port of Constanța

The WDP Park Constanta Lazu 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 is at a 30 minute drive from the Mihail Kogălniceanu International Airport, offering regular flights to Turkey and London. Your clients and truck drivers can reach the **A4 highway in 5 minutes**, allowing them to swiftly get on their way towards the rest of the country – and the continent.

MAIN LOCATIONS

Mihail Kogalniceanu International Airport	**35** km
Constanta Port	**4** km
Highway	**2** km







REGIONAL BENEFITS

The Gateway to Central European Logistics

With major infrastructure enhancements — including an **expanding container terminal**, a new **roll-on/roll-off terminal**, and an onshore hub for offshore gas developments — the port is primed for growth. The nearby **dual civilian/ NATO airport** further strengthens its strategic role as a vital hub for international trade and security.

A4		
5 min	**30** min	**10** min

MAJOR CITIES	DRIVING DISTANCE
Bucharest	**200**km
Brasov	**291**km
Cluj-Napoca	**487**km
Istanbul	**667**km
Varna (Bulgaria)	**180**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.



Available for development

Warehouse 1
Warehouse 20,000 m²

Warehouse 2
Warehouse 20,000 m²

Warehouse 3
Warehouse 20,000 m²

Intermodal terminal
146,000 m²

Warehouse 4
Warehouse 20,000 m²

Warehouse 5
Warehouse 20,000 m²

Warehouse 6
Warehouse 20,000 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	Temperature	Power Supply	Safety	Fire	EV Chargers
Concrete	**7 - 13** m	**Ambient** (controlled per request)	**Per client needs**	**Smoke detection**	**Sprinklers, hydrants**	**ASTI/** as per client request

AMENITIES

Modern and flexible work environment

Branding

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.

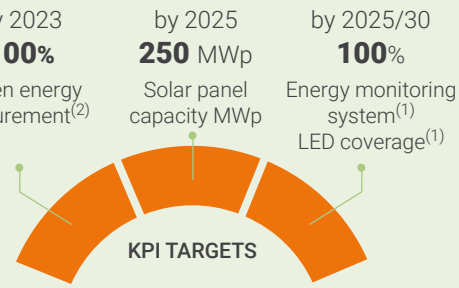


SUSTAINABILITY

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

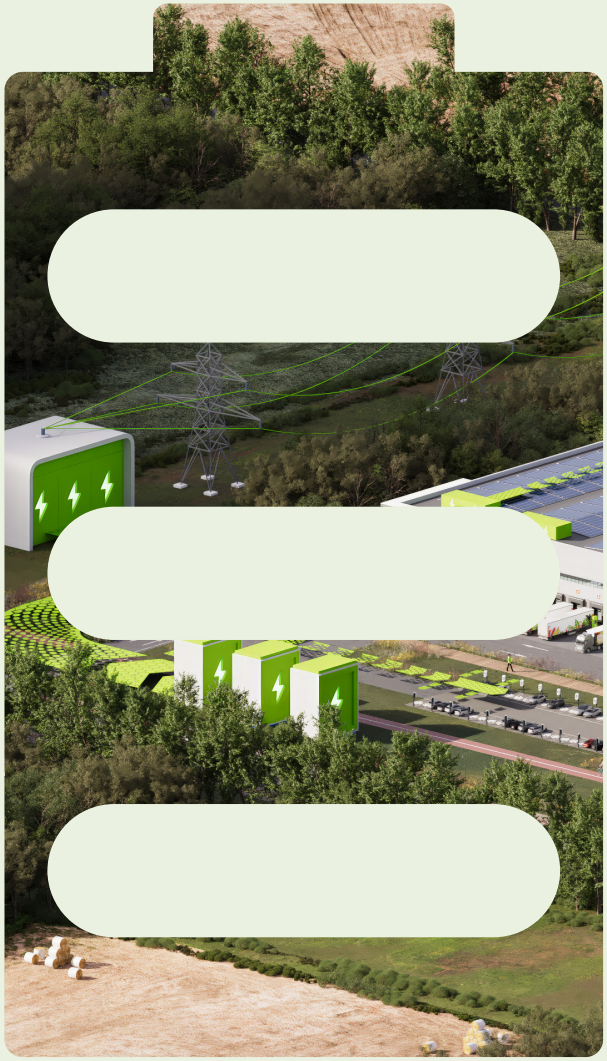


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

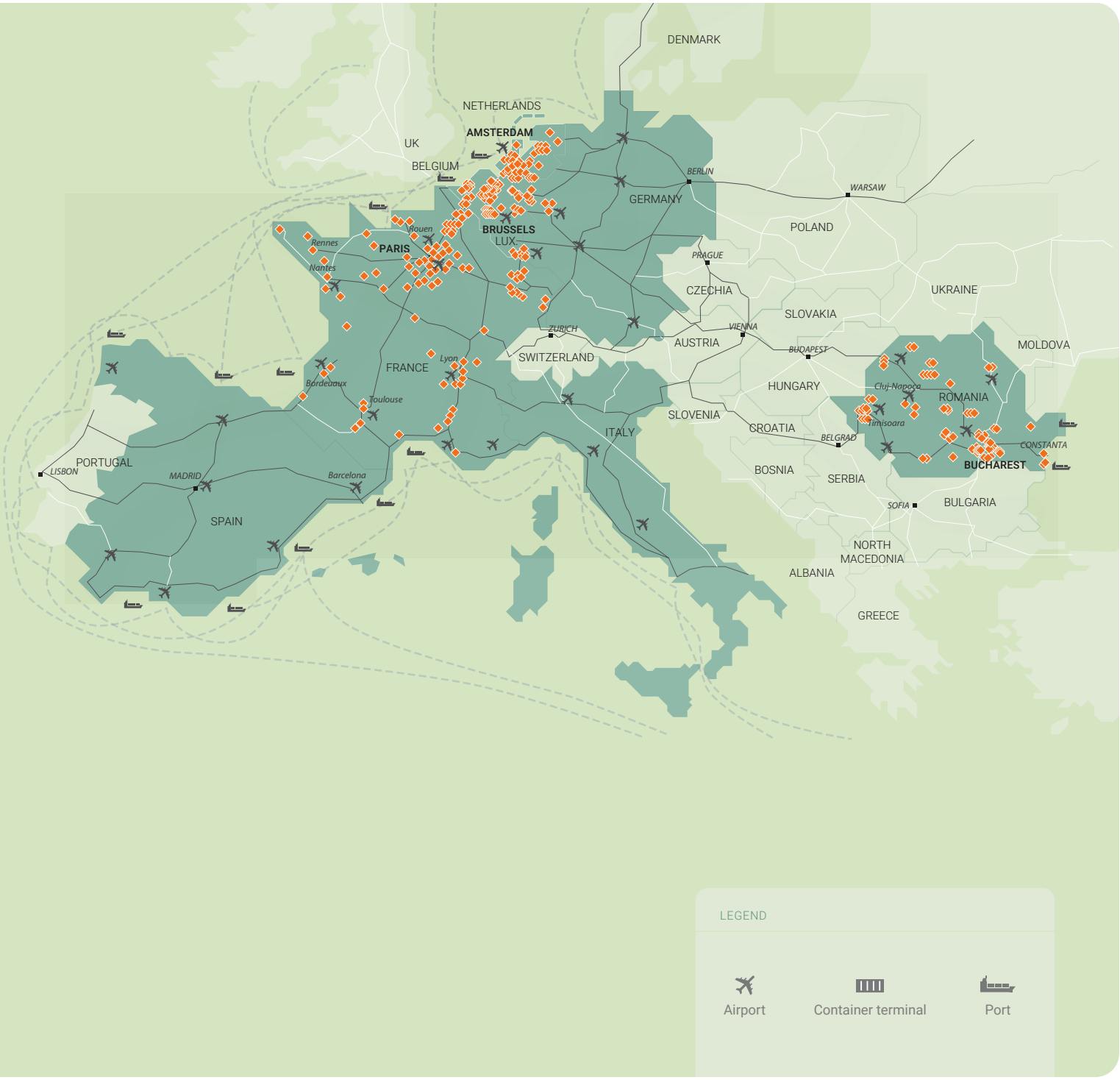
Energy efficiency services

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 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	**118** Warehouses	**3** Warehouses

FRANCE	LUXEMBOURG	ROMANIA
20 Warehouses	**7** Warehouses	**83** Warehouses

8,7M m^2 rentable area (97,4% occupancy)

600K m^2 warehouse and 257 MWp energy capacity in development

344 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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