
WDP
WDP Park
București – Popești-Leordeni
Romania

THE LOCATION

Bucharest: where Romania's supply chains converge

Bucharest is the economic engine of Romania, making it the country's most important hub for logistics and supply chain operations. As the largest consumer market and business center, the capital generates strong demand across retail, e-commerce, manufacturing, and distribution sectors, creating significant opportunities for logistics providers seeking scale and long-term growth.

From a supply chain perspective, Bucharest offers unmatched connectivity through its ring road network, major highways, rail infrastructure, and proximity to Henri Coandă International Airport. Combined with access to a large and skilled workforce, developed industrial zones, and ongoing infrastructure investments, the city provides an ideal environment for efficient distribution, rapid market access, and high-performance logistics operations.





LOCAL ACCESS

Fast access to Bucharest's ring road

WDP Park Bucharest – Popești Leordeni offers a highly attractive location for logistics and supply chain businesses thanks to its immediate proximity to Romania's largest consumer market and strongest economic center. Positioned in the southern part of the capital, the area provides fast access to Bucharest's ring road, major national highways, and key transport corridors, enabling efficient urban distribution and strong regional connectivity.

The surrounding area benefits from continuous commercial and residential development, creating sustained demand for logistics, retail, and last-mile delivery operations. For supply chain businesses, WDP Park Bucharest – Popești Leordeni combines the advantages of proximity to customers, access to a large workforce, and improved infrastructure while offering more operational flexibility and lower congestion than central Bucharest locations.

MAIN LOCATIONS

Henri Coandă International Airport	**30** km
Constanta Port	**215** km
A2 Highway	**3** km





REGIONAL BENEFITS

Logistics chain can prosper at a prime location

Great location, on a high-visibility plot near Bucharest's ring road. The A2 towards Constanta is within easy reach. The immediate vicinity of Bucharest makes this the perfect fit for smooth supply chain deliveries, from vans and trucks alike. WDP Park Bucharest — Popesti-Leordeni is at a 20 minute drive from Bucharest city center, and 40 minute drive from Henri Coanda International Airport. The versatile mobility assets ensure your logistics chain can prosper at a prime location, much sought after in Romania.

MAJOR CITIES	BY CAR
Bucharest	**10**km
Constanta	**215**km
Pitești	**150**km
Ruse (Bulgaria)	**88**km

MASTERPLAN

Tailor the space to your needs



Available for development

Warehouse

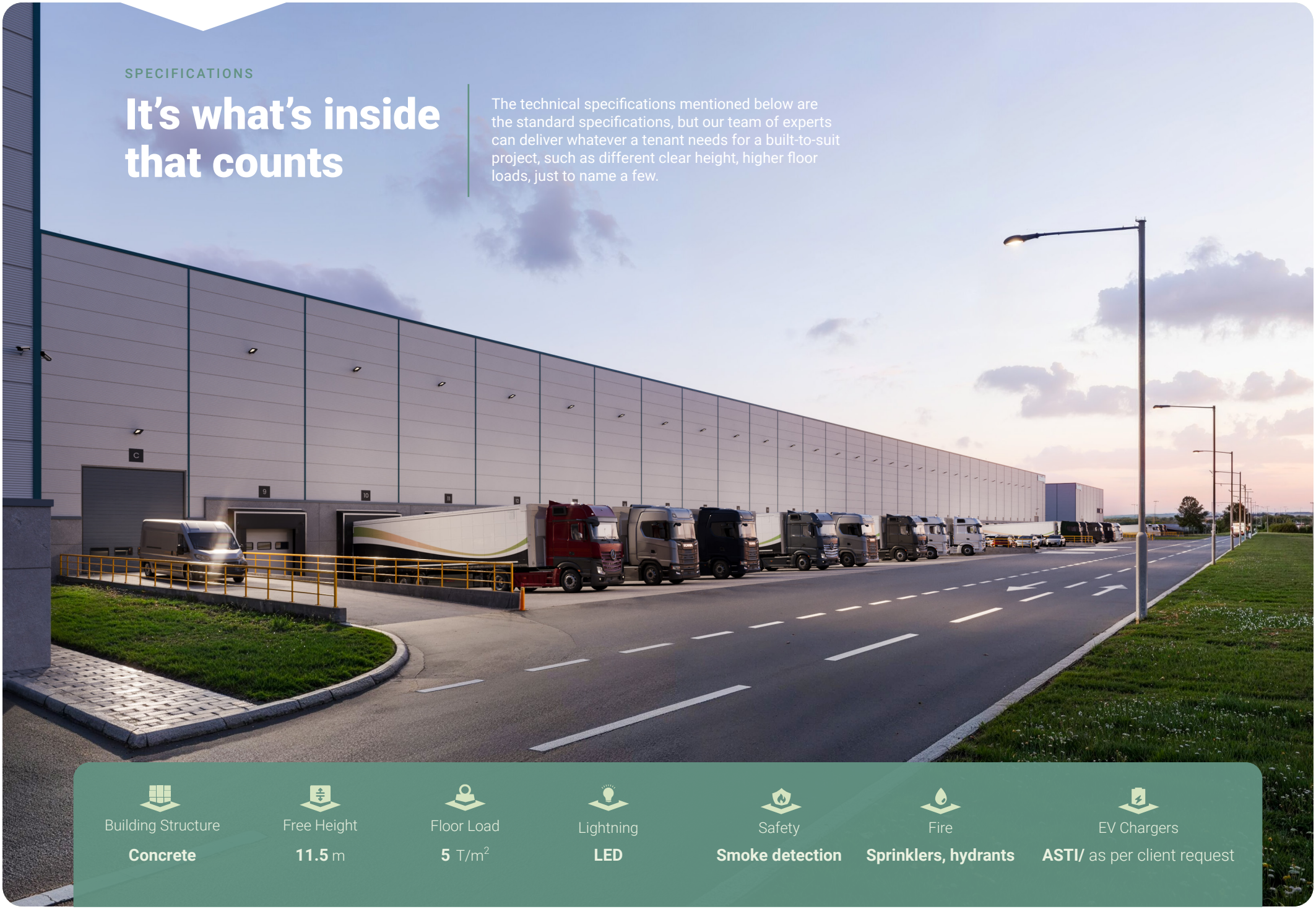
Warehouse	**25,000 m²**


Brandino

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.

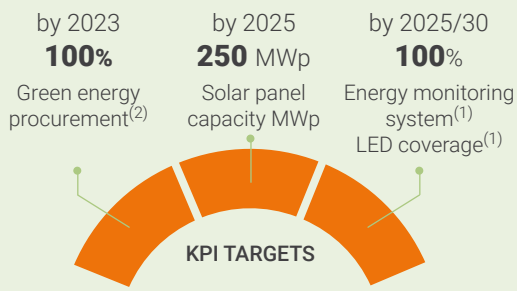


SUSTAINABILITY

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

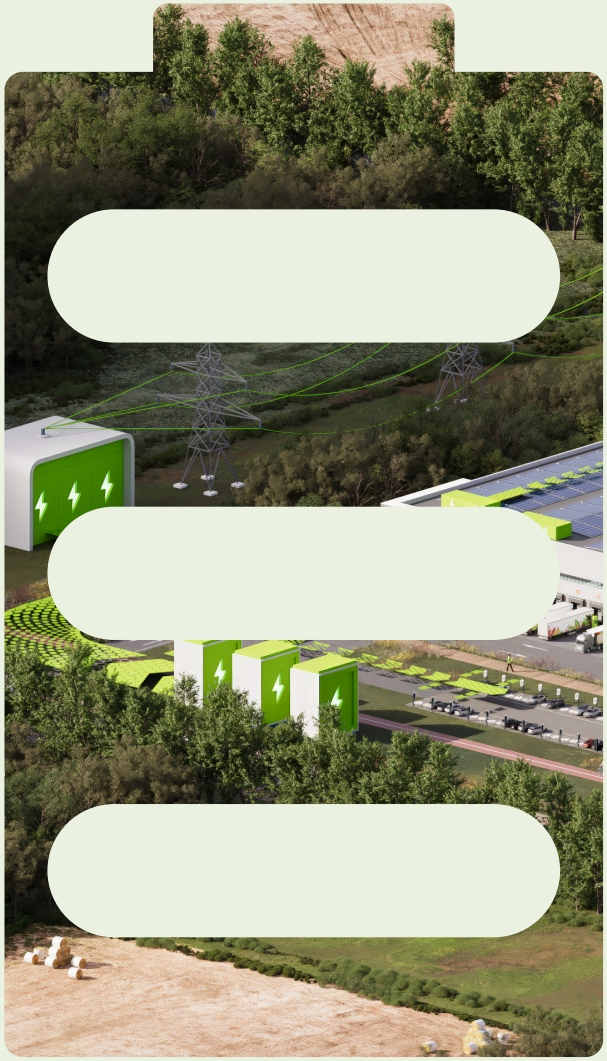


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

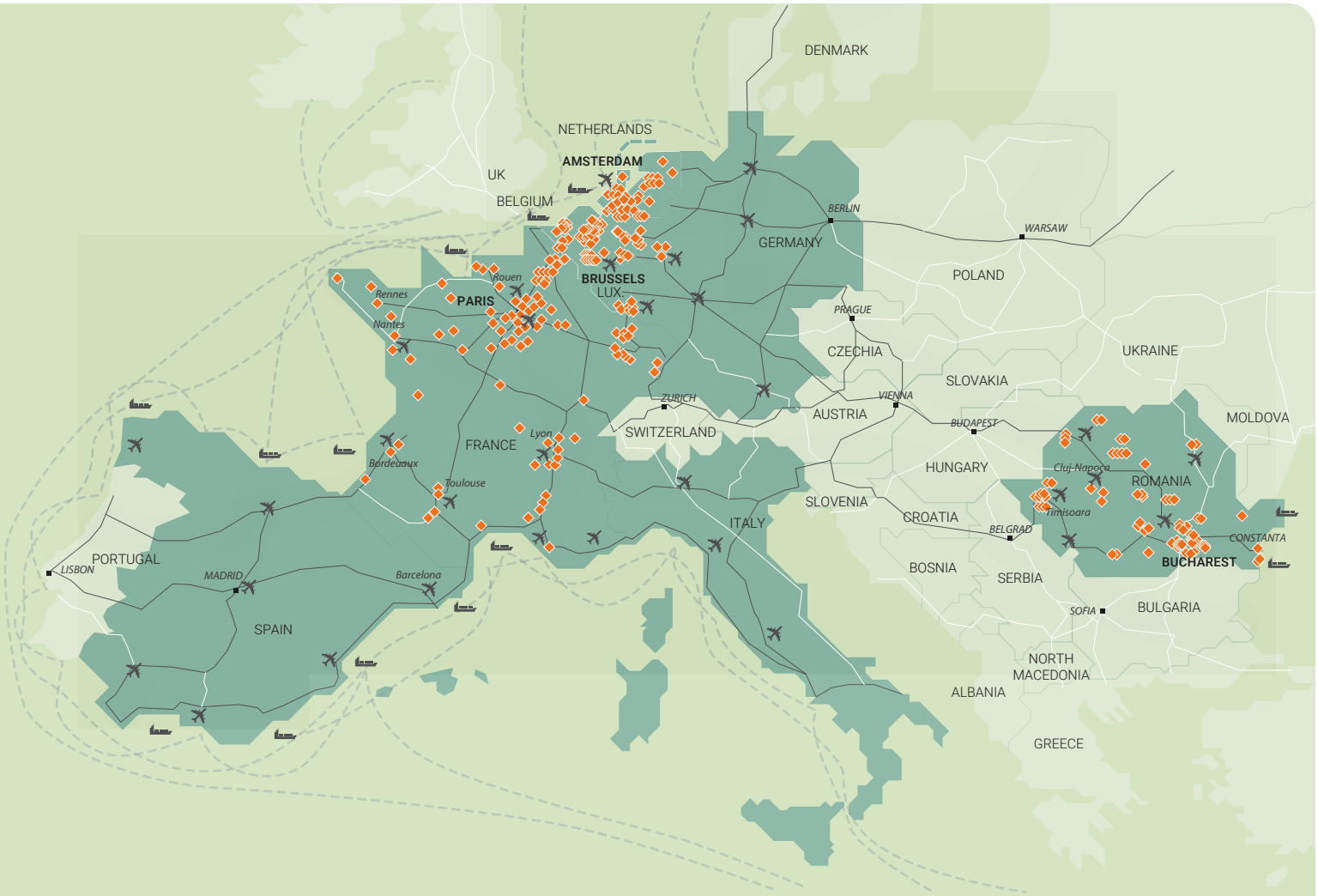
Energy efficiency services

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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