

WDP Park

Sibiu

Romania

THE LOCATION

Powerful base for logistics and distribution

Sibiu stands at the crossroads of Romania's most important trade corridors, making it a powerful base for logistics and distribution strategies. Positioned on the A1 motorway, it connects seamlessly to western Europe while providing fast reach to Bucharest and other major Romanian cities, enabling companies to optimize transit times and reduce overall distribution costs.

From a distribution perspective, Sibiu offers balanced access to both domestic consumption hubs and export markets, creating a natural platform for regional and cross-border operations. Its central location, developed infrastructure, and strong industrial ecosystem support scalable networks, efficient last-mile coordination, and long-term supply chain resilience.





LOCAL ACCESS

Srategic position in the heart of Romania

Sibiu enjoys a strategic position in the heart of Romania, offering excellent connectivity to the country's main economic regions. **Located along key transport corridors and connected to the A1 motorway**, the city provides fast access to Bucharest, Cluj-Napoca, Timișoara, and the western border, supporting efficient national and cross-border distribution.

Its central location makes Sibiu an ideal hub for companies targeting both domestic and Central European markets. With strong road infrastructure, proximity to Sibiu International Airport, and a well-established industrial base, the city delivers reliability, flexibility, and long-term logistics potential.

MAIN LOCATIONS

Sibiu International Airport	**2** km
Container Terminal- Aiud	**115** km
A1 Highway	**3** km


Branding
Branding



REGIONAL BENEFITS

Strong platform for operations

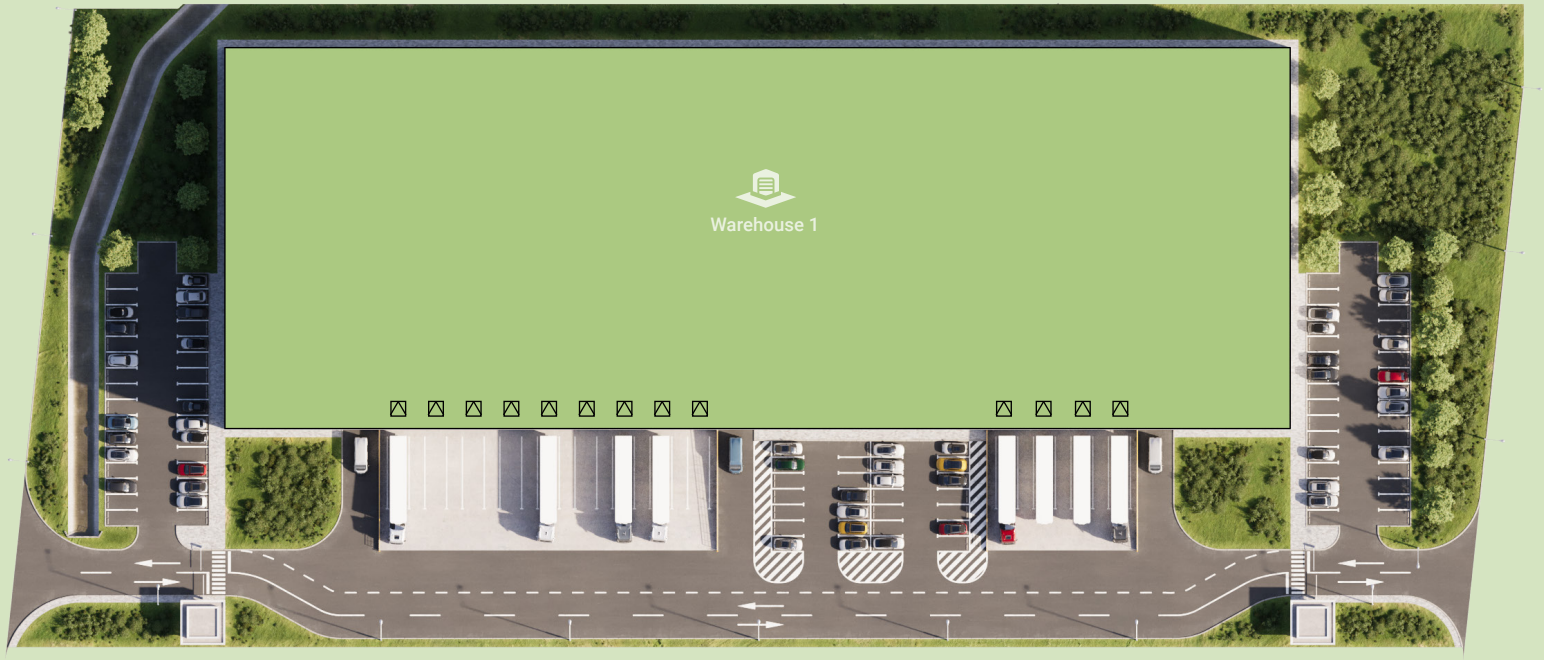
Sibiu offers outstanding regional advantages thanks to its central position within Romania and its direct connection to the A1 motorway, linking the country to Western Europe. **This location enables efficient distribution across Romania, fast access to Bucharest, and smooth connections to key export routes, creating a strong platform for both domestic and cross-border operations**.

Regionally, Sibiu benefits from proximity to established industrial clusters and a well-developed supplier network, supporting integrated and cost-effective supply chains. Its balanced access to major economic centers, combined with reliable infrastructure and a stable workforce, makes it an ideal base for companies seeking sustainable regional growth and operational resilience.

MAJOR CITIES	BY CAR
Bucharest	**300**km
Brasov	**156**km
Cluj-Napoca	**170**km
Nădlac (Hungary)	**343**km

MASTERPLAN

Tailor the space to your needs



Available for development

Warehouse 1

Warehouse **11,400 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.

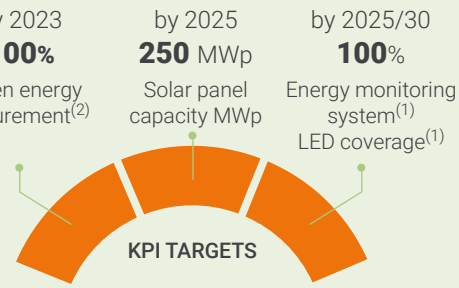


SUSTAINABILITY

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

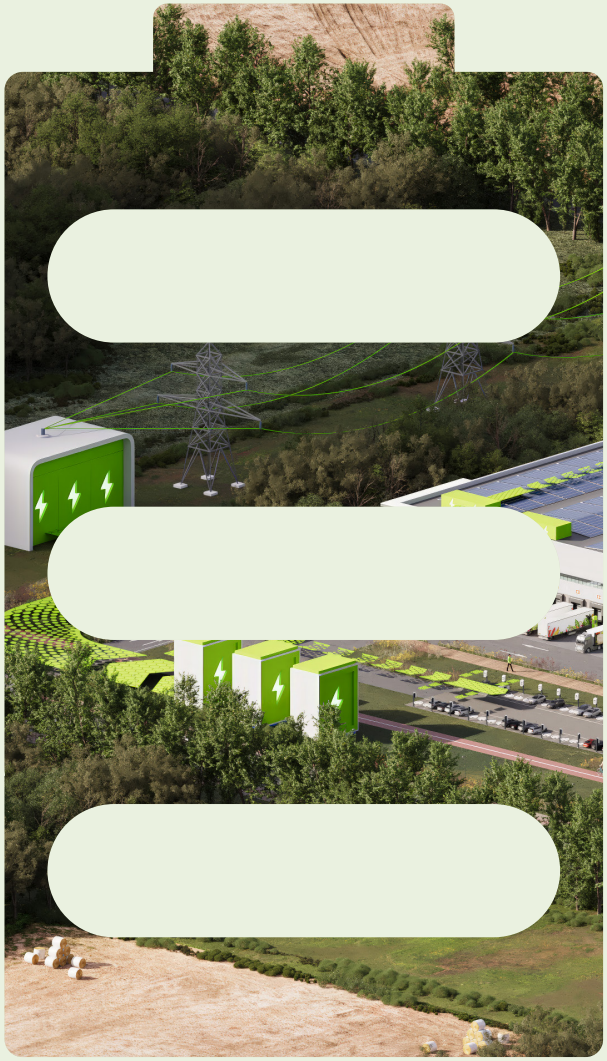


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

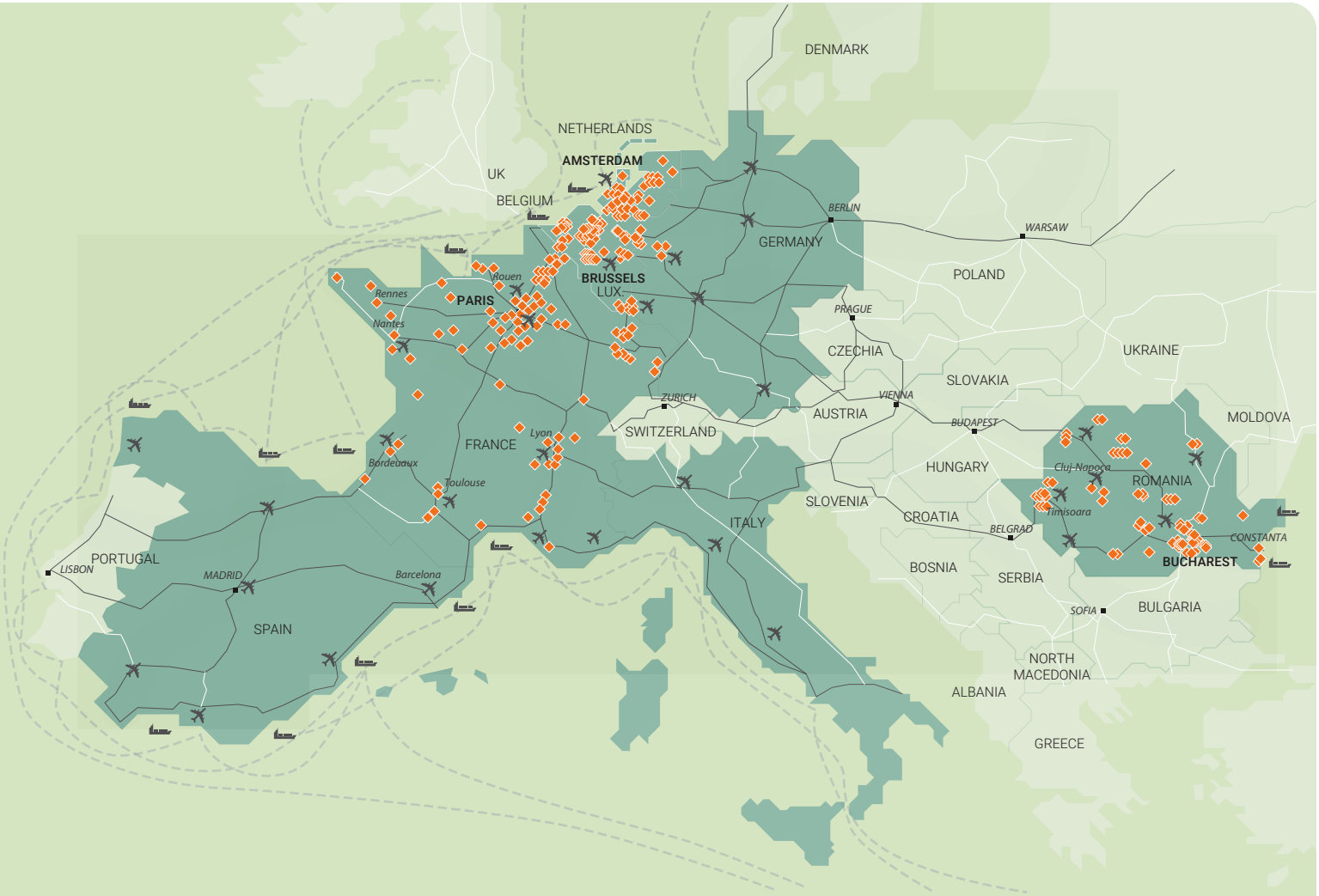
Energy efficiency services

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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