

WDP

WDP Park

Baia Mare – Târgu Lăpuș

Romania

THE LOCATION

Where Romania meets two borders

Positioned in Maramureș County, in the northwest of Romania, **this location places your operation at a genuine crossroads of Central and Eastern European trade, within direct reach of both the Ukrainian and Hungarian borders.** As the county capital, Baia Mare anchors a region where EU membership, access to a market of 450+ million consumers, and a lower-cost operating base combine with a strategic geographic position most competitors overlook in favor of Romania's saturated primary markets.

The advantage here is reach without the premium. While Cluj-Napoca and Bucharest carry rising land and labor costs, **this corridor, extending south through Târgu Lăpuș toward the Cluj-Napoca / Dej axis, gives your business proximity to Northwestern Romania's core economic centers while operating from a market with more competitive space, labor, and site economics.** It's a footprint built for businesses that want connectivity without paying big-city premiums for it.





LOCAL ACCESS

A corridor built for cross-border flow

WDP Park Baia Mare - Târgu Lăpuș is situated on the DN18B national road, at a 40 minute drive from Baia Mare. **Thanks to the national road network providing routes into Hungary and Ukraine, and a straightforward connection towards Dej and Cluj-Napoca, WDP Park Baia Mare - Târgu Lăpuș offers a great location for manufacturers looking to reach the region.** The Maramureș International Airport is at 48 km away. which ensures fast access for executive travel and international connections.

This combination gives operations teams genuine routing flexibility: cross-border reach north and west, inland access south and east, reducing dependency on any single corridor and shortening lead times across a wider service area than a single-direction site would allow.

MAIN LOCATIONS

Maramureș International Airport	**48** km
Cluj-Napoca	**105** km
DN18B National road	direct access


WDP
WAREHOUSES
WITH BRAINS



REGIONAL BENEFITS

A region turning industrial heritage into logistics momentum

Maramureș has a strong industrial heritage, being shaped by a tradition of mining, wood processing and industrial manufacturing that continues to define the region. It offers a skilled, reliable workforce: experienced industrial workers are available in the Târgu Lăpuș region, while proximity to Baia Mare provides access to a broader skilled and white-collar labor pool. It is a region well connected to major Romanian cities and European markets via road infrastructure and border access.

MAJOR CITIES	BY CAR
Cluj-Napoca	**105**km
Baia Mare	**38**km
Hungarian border	**120**km
Ukrainian border	**100**km


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EMI

SPECIFICATIONS

Efficiency and accessibility



WDP Park Baia Mare – Târgu Lăpuș consists of two buildings which can be rented or sold.

Building completion:
2013 (building 1) and 2024 (building 2)

Current use:
production facility

Flexibility in leasing:
possibility of renting to a single tenant or divided into a multitenant space
Additional option: the property can also be sold

Installed power capacity:
1.6 MW (can be increased if needed)

Building 1	Building 2
TOTAL GLA **13,160 sqm**	TOTAL GLA **14,800 sqm**
CLEAR HEIGHT **8,70 m** under the highest beam (2 waves roof)	CLEAR HEIGHT **9,50 m** under the beam
GRIDS **8 x 20 m**	GRIDS **12 x 24m**

AMENITIES

Healthy 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.

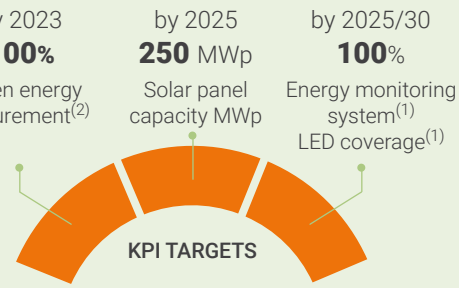


SUSTAINABILITY

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

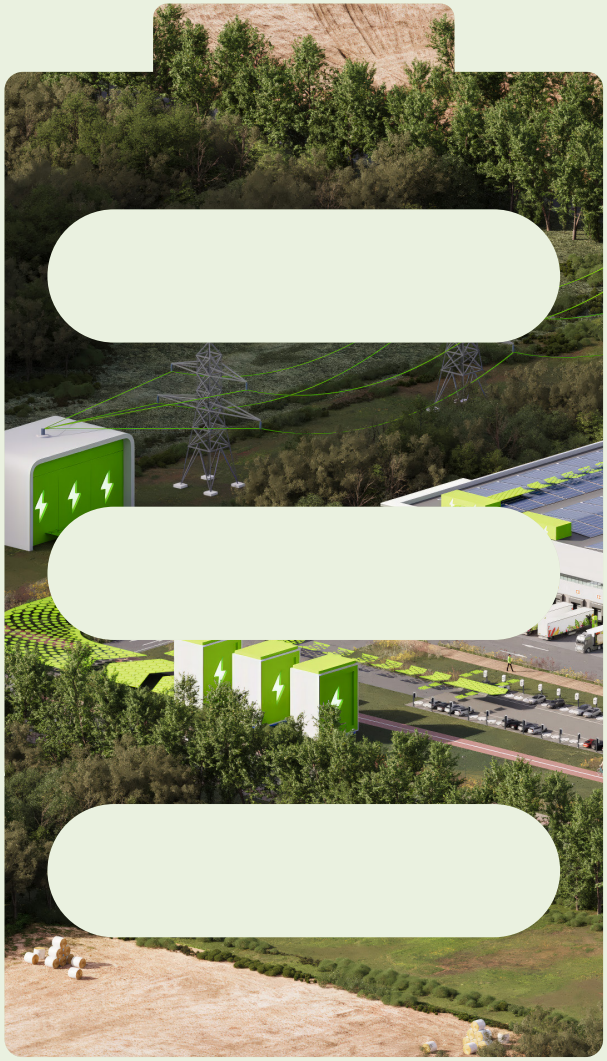


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

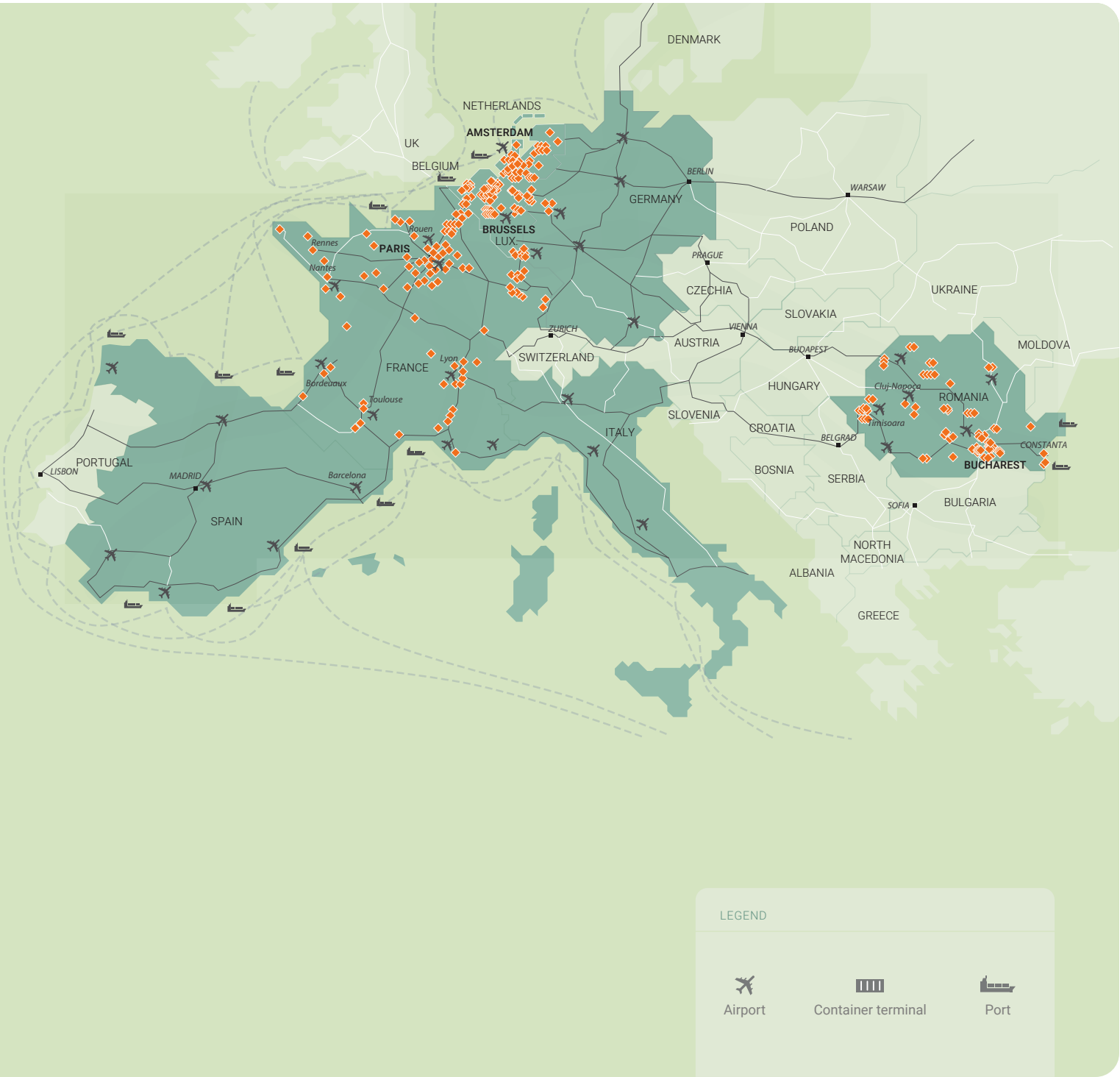
Energy efficiency services

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?

Cristian would be happy to tell you more.

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