



WDP Park
Dej



Romania

THE LOCATION

On the fast lane of Europe

Positioned in Cluj county, one of the most important economic hubs of Romania, WDP Park Dej places your operation inside one of Central and Eastern Europe's most competitive logistics corridors, offering market reach and efficiency.

What sets this location apart is its proximity to Cluj-Napoca: it is at an only 50 km distance from the country's second-largest economic center, a recognized tech and business hub, as well as one of the most renowned university centers of Romania. The Avram Iancu International Airport of Cluj is at a 44 km distance, making international travel easy. The Hungarian border is 158 km away, the border crossing point with Ukraine is at a 146 km distance.





LOCAL ACCESS

Every route you need, converging in one place

Dej sits at a genuine crossroads of major national roads linking directly to Cluj-Napoca, Baia Mare, Satu Mare, and Bistrița. The DN1C/E576 road reaches Cluj-Napoca in under an hour, feeding onward into the A3 motorway towards the Hungarian border at Borș, a direct gateway into Western European supply chains and markets.

This multi-directional access means fewer transfer points, shorter last-mile times to a major urban market, and flexible routing that reduces dependency on any single corridor. With Cluj-Napoca International Airport nearby for air freight and travel, the site delivers multimodal reach.

MAIN LOCATIONS

	Cluj-Napoca International Airport	45 km
	Cluj-Napoca	50 km
	Road	2 minutes





REGIONAL BENEFITS

A region built to scale with you

Cluj County and Romania's North-West region are among the country's most dynamic economic zones, driven by growing manufacturing, IT, and shared-services investment. **For logistics businesses, this means a deepening labor pool, a maturing supplier and 3PL ecosystem, and rising local consumption — reducing operational friction as the business scales.**

The calculus is straightforward: this location serves both domestic demand and cross-border European flows from a single site, backed by a regional economy investing in its own infrastructure and workforce. **It's a footprint built for growth, not just for today's needs.**

MAJOR CITIES

BY CAR

	Cluj-Napoca	50km
	Baia Mare	90km
	Oradea	207km
	Pitești	375km
	Târgu Mureș	107km

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.

Adaptable to client needs: the space can be leased to a **single tenant** or divided into up to **three units**.



Docks

12

Available



Warehouse 1

Warehouse 9,511 m²



SPECIFICATIONS

It's what's inside
that counts



Building Structure

Concrete



Free Height

10.5 m



Floor Load

5 T/m²



Lightning

LED



Safety

Smoke detection



Fire

Sprinklers, hydrants



EV Chargers

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



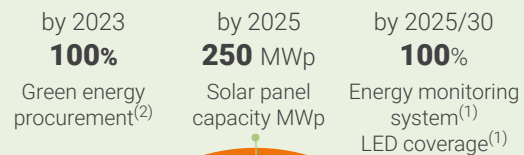
Electrification of warehouse sites



Battery storage systems for storage of excess generation



Investment in energy proptech company



KPI TARGETS

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

Warehouses with brains

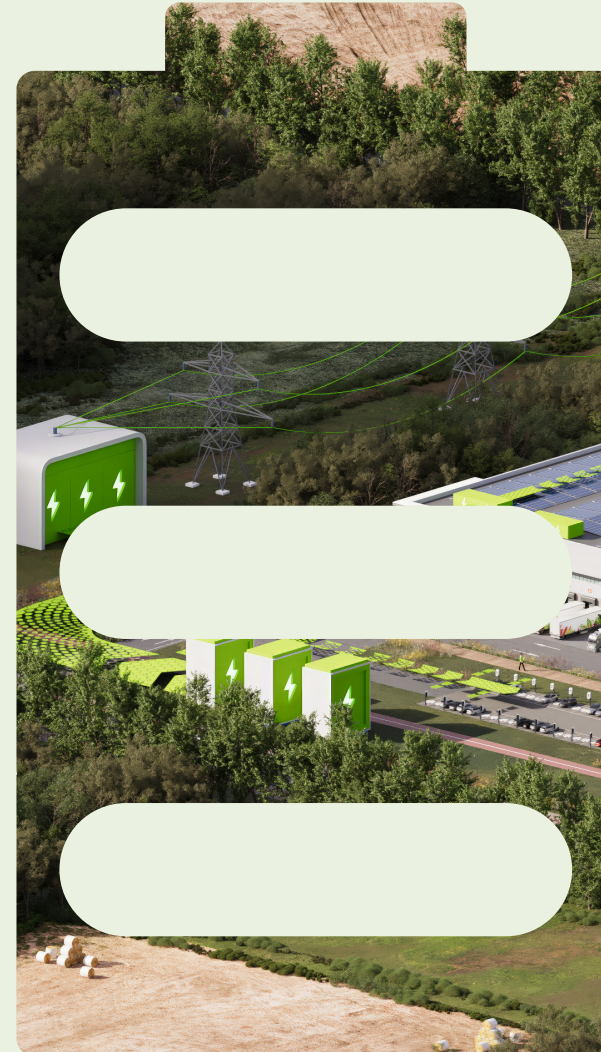
Greenpower charging for trucks

Maximize solar production

Green power charging for cars

Renewable heating and cooling

Energy efficiency services



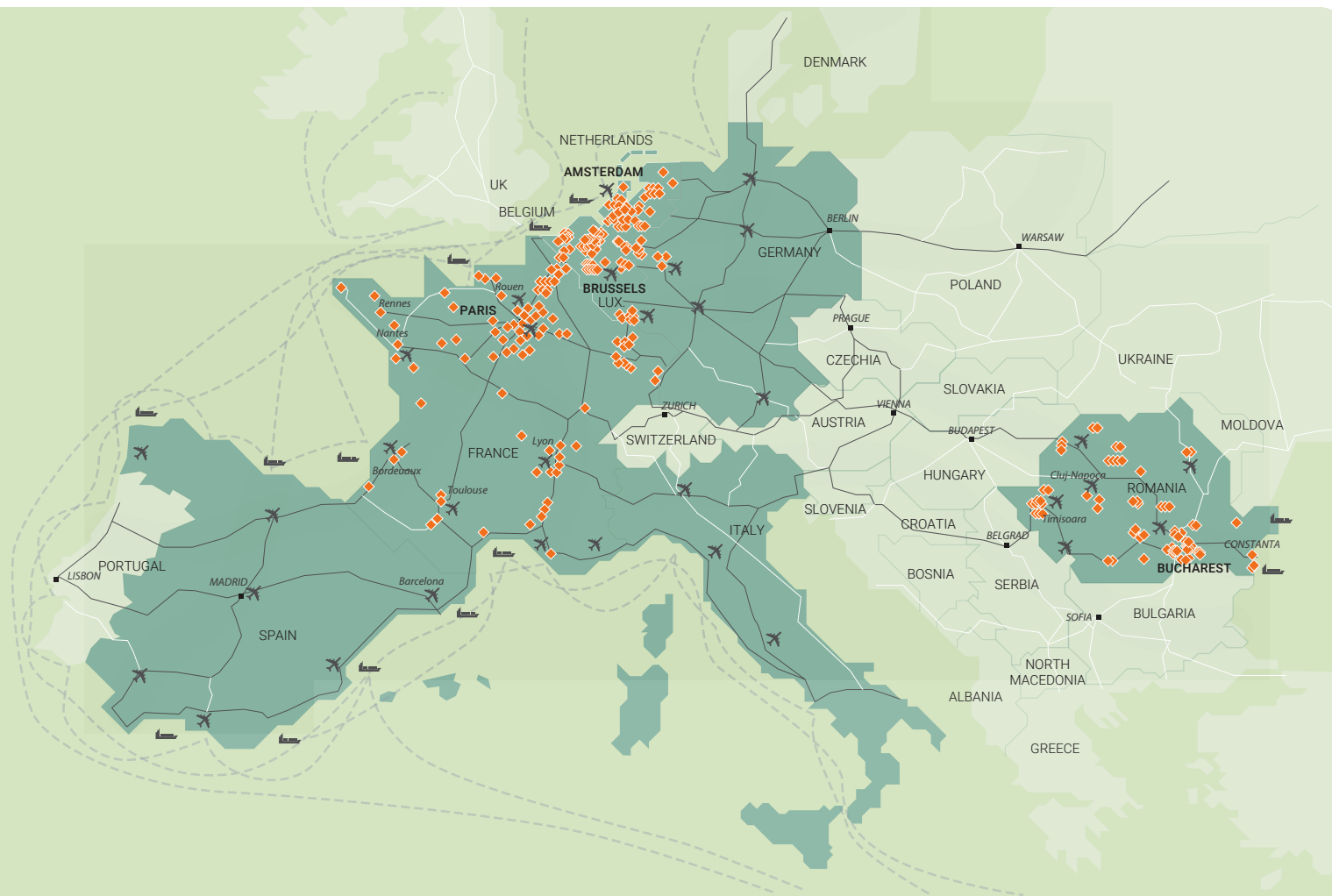


ABOUT US

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.



LEGEND



Airport



Container terminal



Port

ABOUT US

Warehouses with brains

We are active in several European countries that offer logistics opportunities:

NETHERLANDS

114

Warehouses

BELGIUM

105

Warehouses

GERMANY

3

Warehouses

FRANCE

19

Warehouses

LUXEMBOURG

5

Warehouses

ROMANIA

79

Warehouses

8M m²

rentable area
(99% occupancy)

600K m²

warehouse and
100 MWp
energy capacity
in development

325

sites

8

Countries

1977

Foundation year

Stock Market

REIT, BEL20, Euronext BEL & NL





CONTACT

Want to talk further?

Gijs would be happy to tell you more.



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