

WDP Park

București – Fundulea A2

Romania

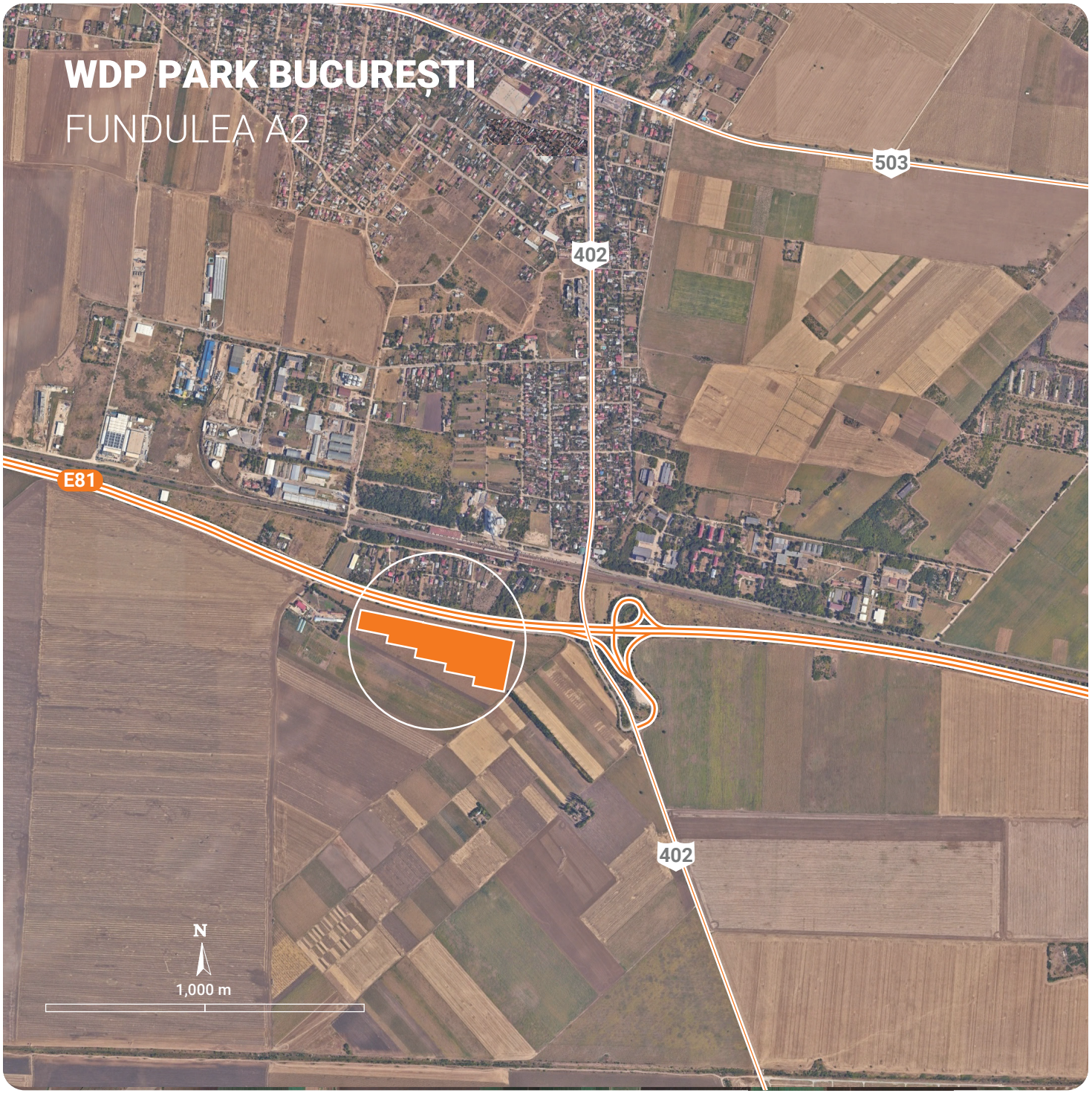
THE LOCATION

Scalable and high-performance logistics operations

Bucharest holds a dominant position in Romania's logistics market thanks to its status as the country's capital and largest consumer hub. Its direct access to major highways, national rail networks, and Henri Coandă International Airport enables fast distribution across Romania and strong connections to regional and international markets.

Combined with a large workforce, developed infrastructure, and sustained demand from retail and e-commerce sectors, Bucharest offers an ideal environment for scalable and high-performance logistics operations.





LOCAL ACCESS

Romania's largest consumer market connectivity

București – Fundulea A2 benefits from a strategic position **along the A2 motorway, providing direct and fast access to Bucharest and Constanța Port**. This prime corridor enables efficient distribution between the capital, the Black Sea gateway, and the wider south-eastern region of Romania.

The location offers excellent visibility and connectivity for logistics and industrial operations seeking proximity to Romania's largest consumer market without inner-city congestion. With strong road infrastructure and access to key national transport routes, București – Fundulea A2 supports reliable, scalable, and cost-efficient supply chain activities.

MAIN LOCATIONS

Otopeni Airport	**48** km
Constanta Port	**188** km
A2 Highway	**1** km





REGIONAL BENEFITS

Optimized delivery networks

București – Fundulea A2 offers strong regional advantages by positioning businesses along one of Romania's most important transport corridors, linking the capital with the Black Sea and the wider Dobrogea region enabling faster access to key urban centers and growing consumer markets.

The area also benefits from proximity to major agricultural, industrial, and trade zones, creating **opportunities for integrated supply chains and regional partnerships**. With direct motorway access and reduced congestion compared to central Bucharest, București – Fundulea A2 provides an ideal base for companies targeting regional expansion and optimized delivery networks.

MAJOR CITIES	BY CAR
Bucharest	**30**km
Constanta	**188**km
Cluj-Napoca	**487**km
Istanbul	**667**km
Varna (Bulgaria)	**180**km

MASTERPLAN

Tailor the space to your needs



Total area

51,875 m²

Available

Warehouse 1	Warehouse 2	Warehouse 3	Warehouse 4	Warehouse 5
Warehouse **5,705 m²**	Warehouse **8,045 m²**	Warehouse **10,385 m²**	Warehouse **12,725 m²**	Warehouse **15,015 m²**


Branding

SPECIFICATIONS

It’s what’s inside that counts



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.

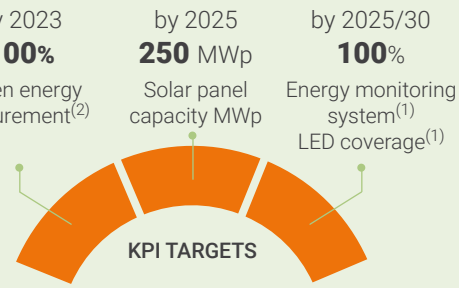


SUSTAINABILITY

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

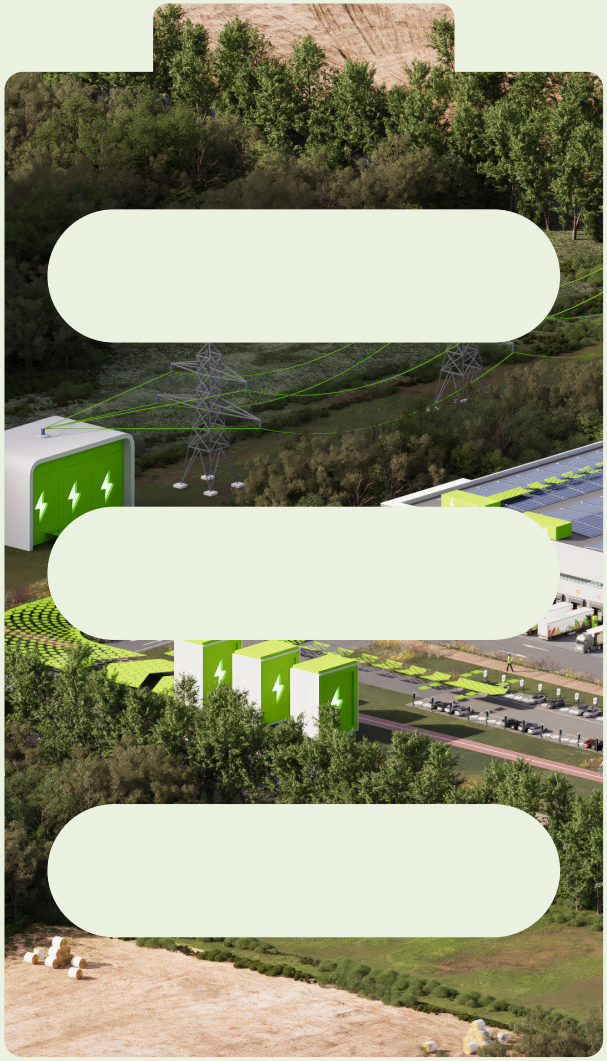


(1) For relevant properties. Energy Monitoring system 100% by 2025, LED Coverage by 2030
(2) For contracts under control of WDP.

Warehouses with brains

Greenpower charging for trucks

Maximize solar production



Green power charging for cars

Renewable heating and cooling

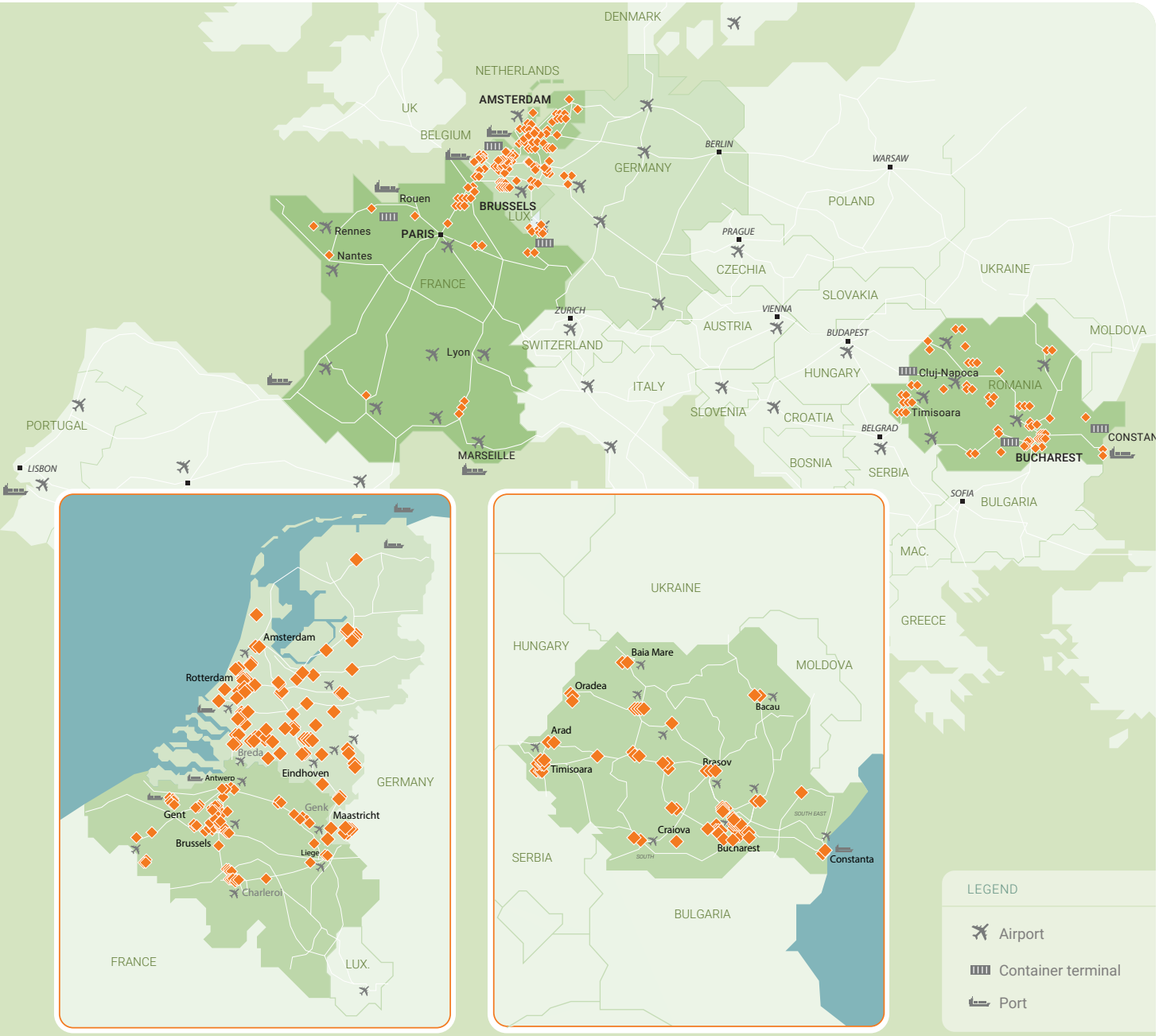
Energy efficiency services

ABOUT US

WDP Network

We develop and lease properties located along major logistics axes in six European regions: **The Netherlands, Belgium, Luxembourg, France, Germany, 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.



NETHERLANDS & BELGIUM

ROMANIA

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	**79** Warehouses

8M m^2 rentable area (99% occupancy)

600K m^2 warehouse and 100 MWp energy capacity in development

325 sites

6 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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