



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.



WDP PARK

BUCHAREST – POPEȘTI LEORDENI



E81/A2

4

503

A0

N

2,000 m

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**

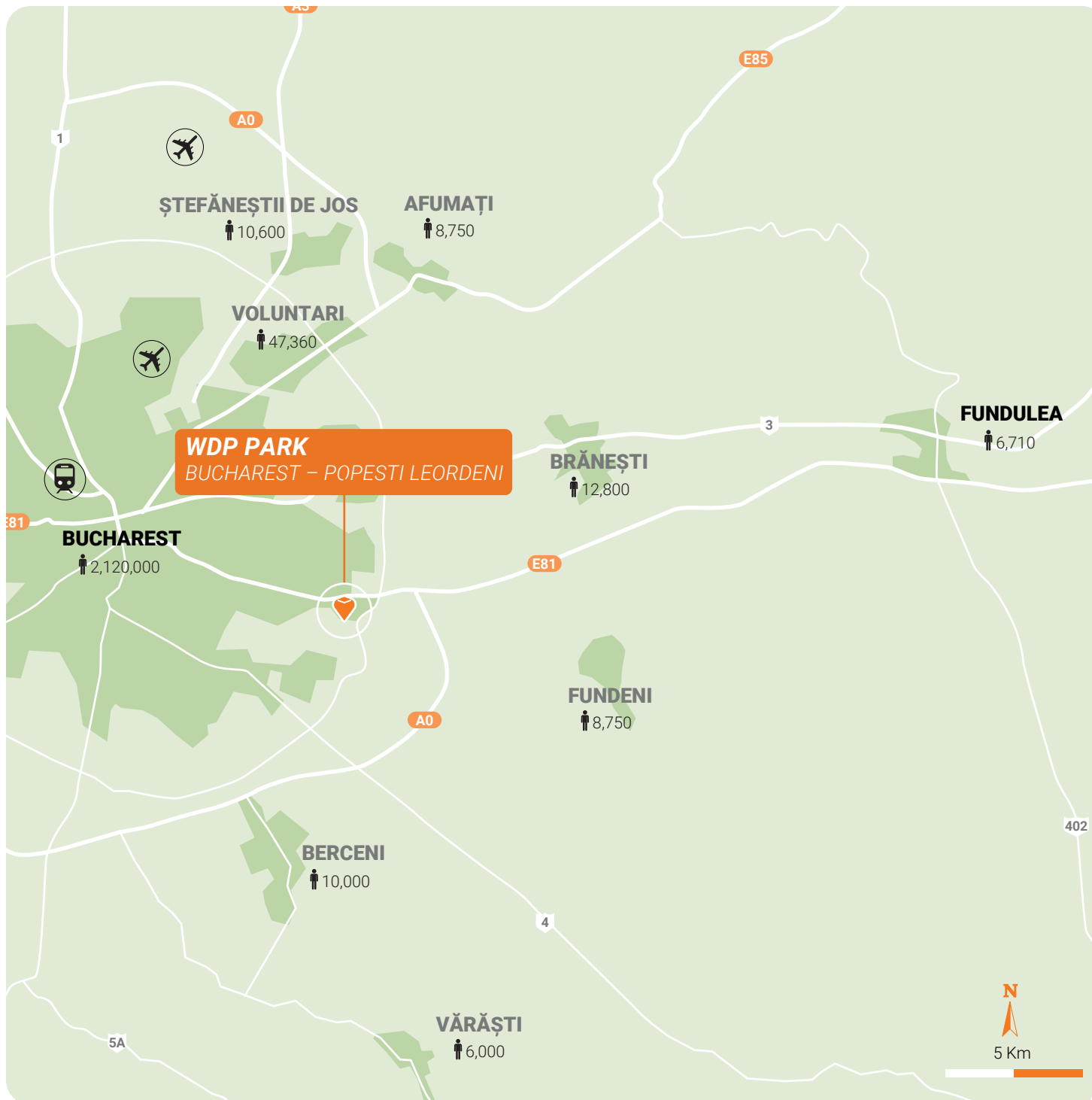


Constanta Port **215 km**



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 – Popești-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

10km



Constanta

215km



Pitești

150km

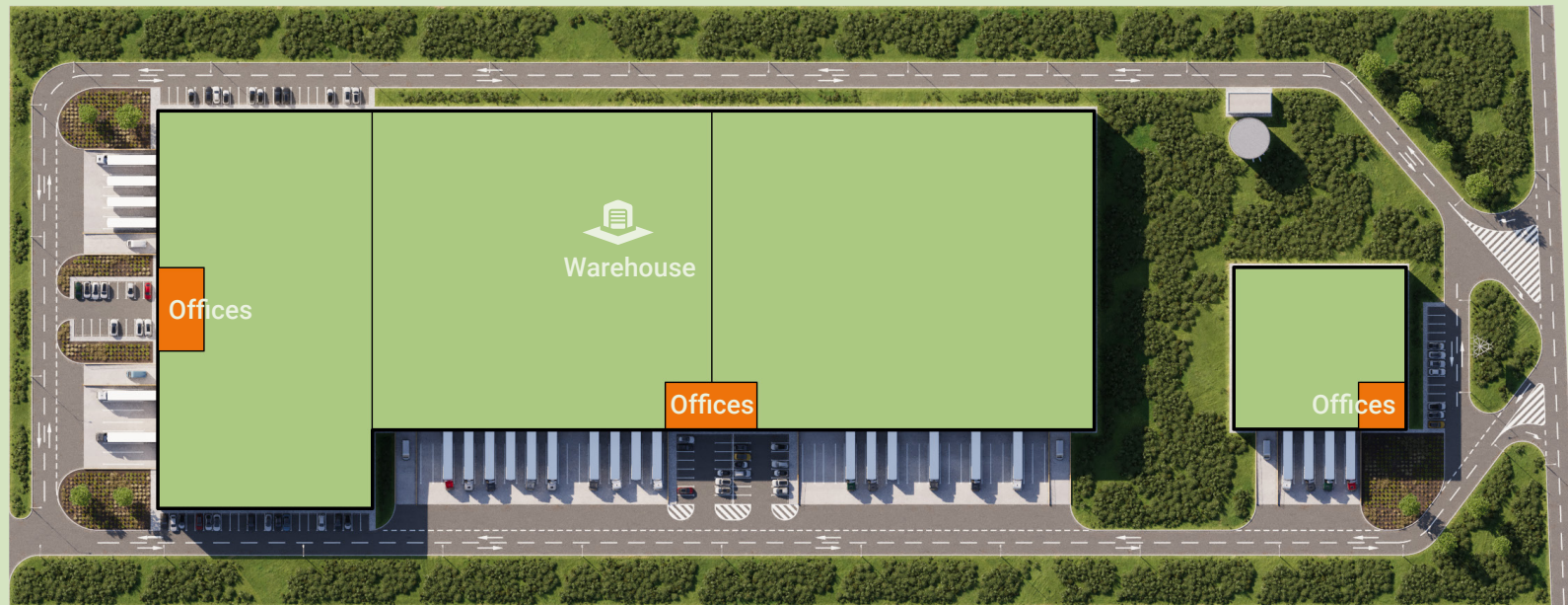


Ruse (Bulgaria)

88km

MASTERPLAN

Tailor the space to your needs



Available



Warehouse

Warehouse

25,000 m²



SPECIFICATIONS

It's what's inside that counts



Building Structure

Concrete



Free Height

11.5 m



Floor Load

5 T/m²



Lighting

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

by 2023	by 2025	by 2025/30
100%	250 MWp	100%
Green energy procurement ⁽²⁾	Solar panel capacity MWp	Energy monitoring system ⁽¹⁾ LED coverage ⁽¹⁾



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

Warehouses with brains

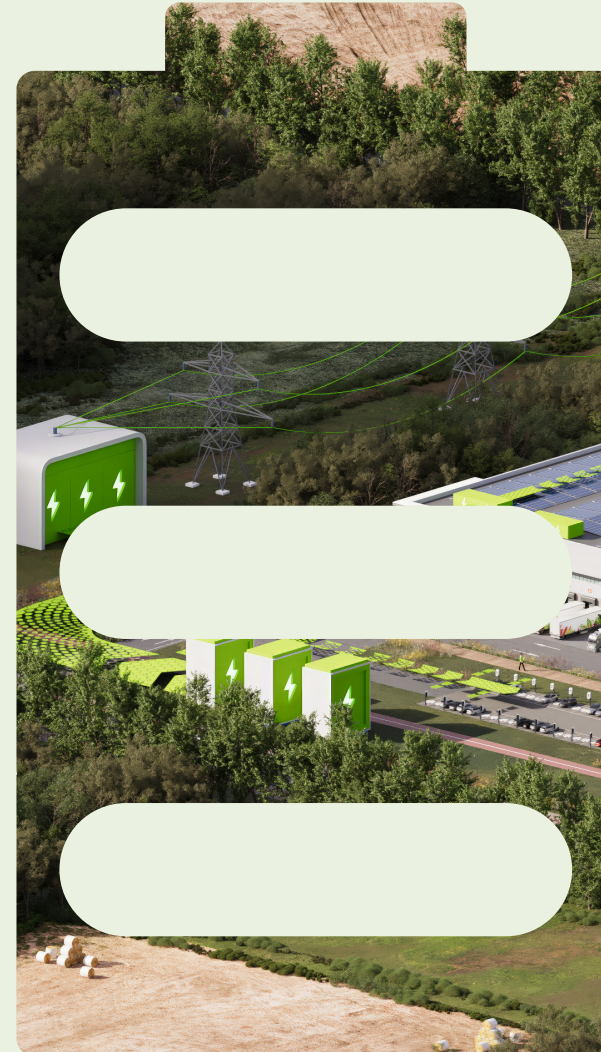
Greenpower charging for trucks

Maximize solar production

Green power charging for cars

Renewable heating and cooling

Energy efficiency services



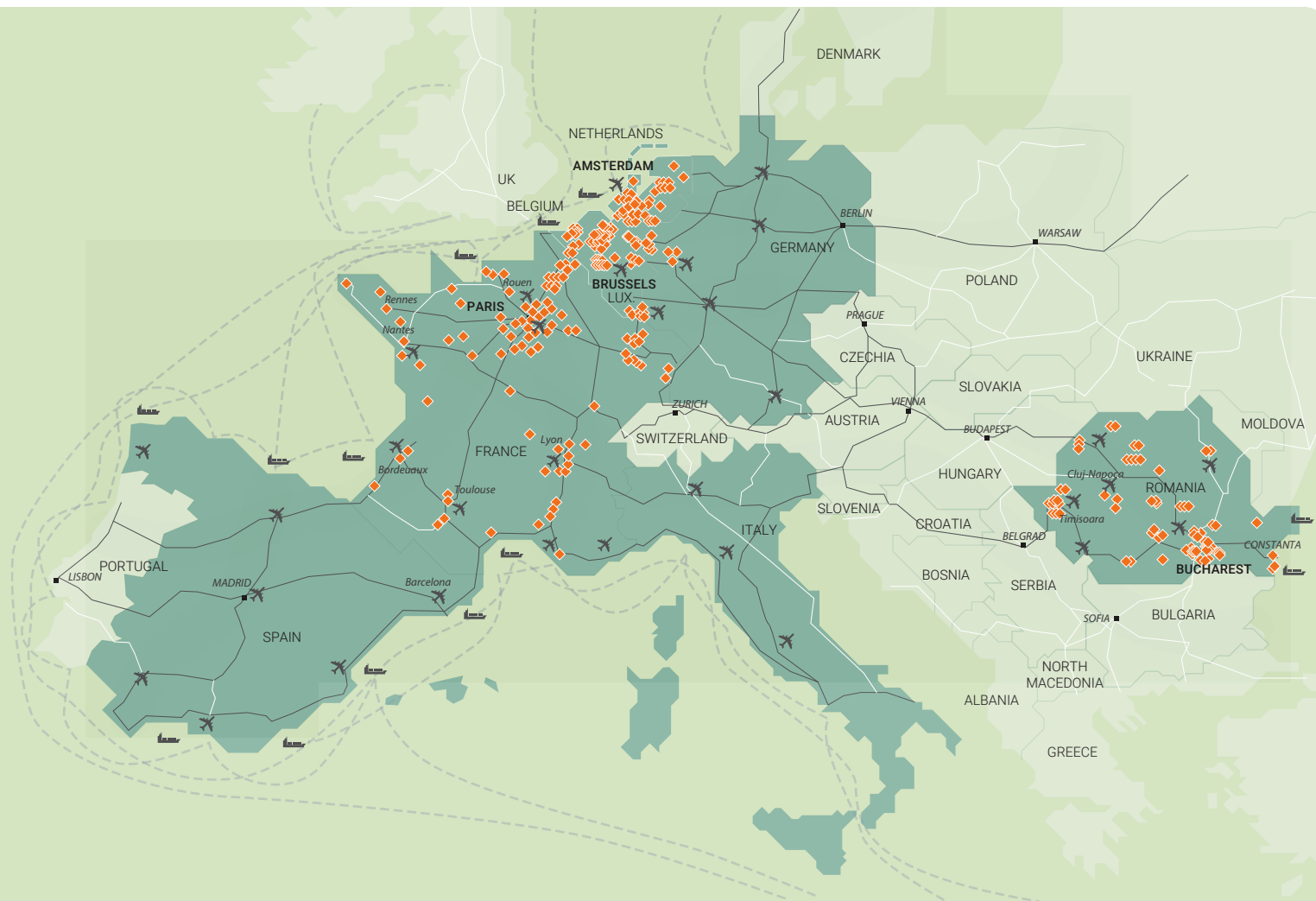


ABOUT US

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 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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