



WDP Park
Baia Mare - Cicârlău



Romania

THE LOCATION

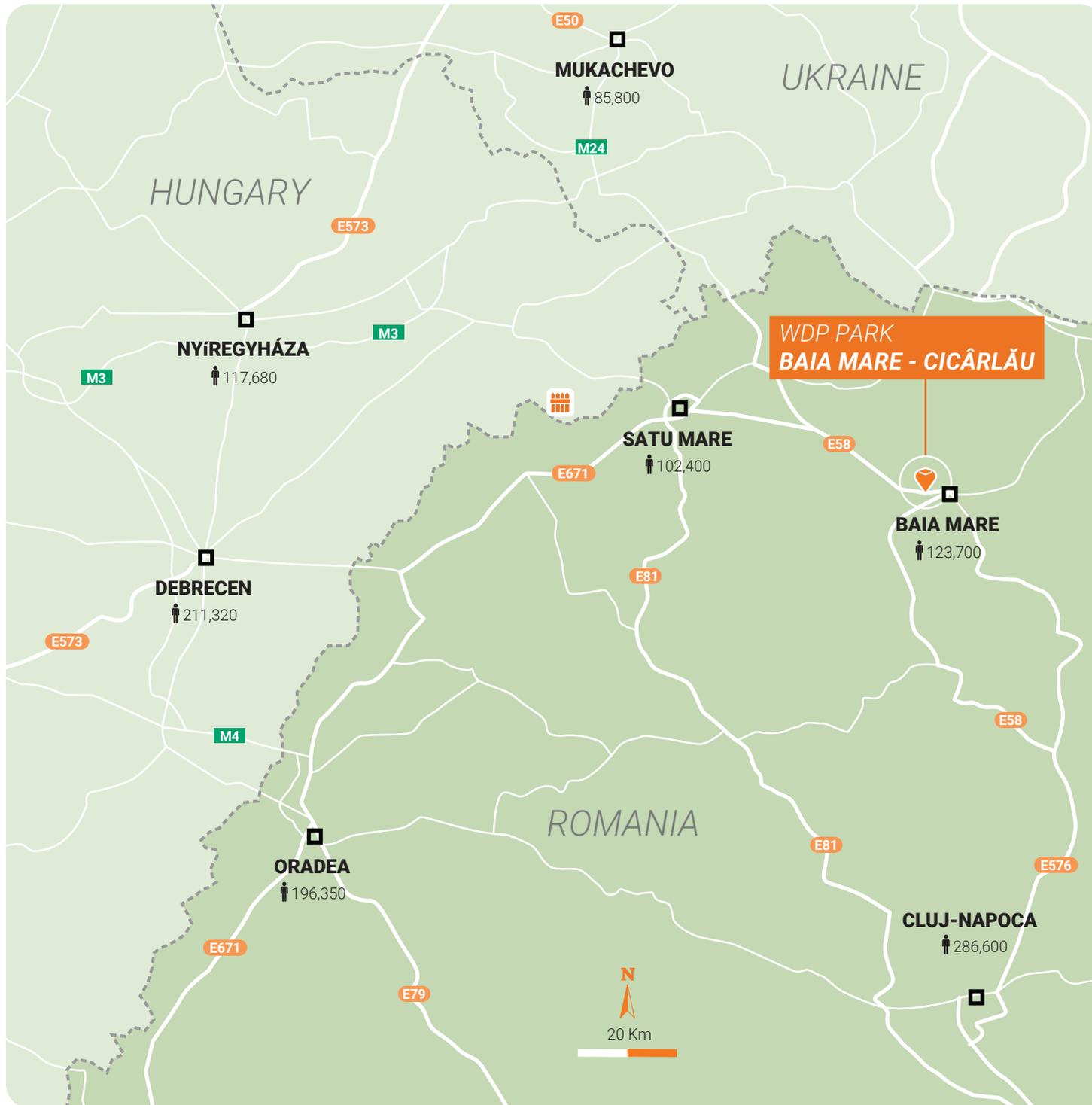
A crossroads of three great markets

Over the years, Romania has been able to cash-in on its **geo-strategic location**, as positioned at the crossroads of three great markets: the European Union, the CIS states and the Middle East, **being crossed by three important pan-European transport corridors: no. 4 linking Europe from West to East, no. 9 from North to South and no. 7 facilitating inland water transportation on the Danube.**

BAIA MARE

Situated in the northwestern part of Romania, at about 140 km from Cluj-Napoca, 70 km from the border with Hungary, and 50 km from the Ukrainian border, Baia Mare offers great potential for international logistics. The economy of Baia Mare has been based on the mining activities in the surrounding areas, and in recent times the city's economy has diversified into small and medium sized enterprises, services and retail. In recent years Baia Mare has become one of the most economically evolved cities in the region.





REGIONAL BENEFITS

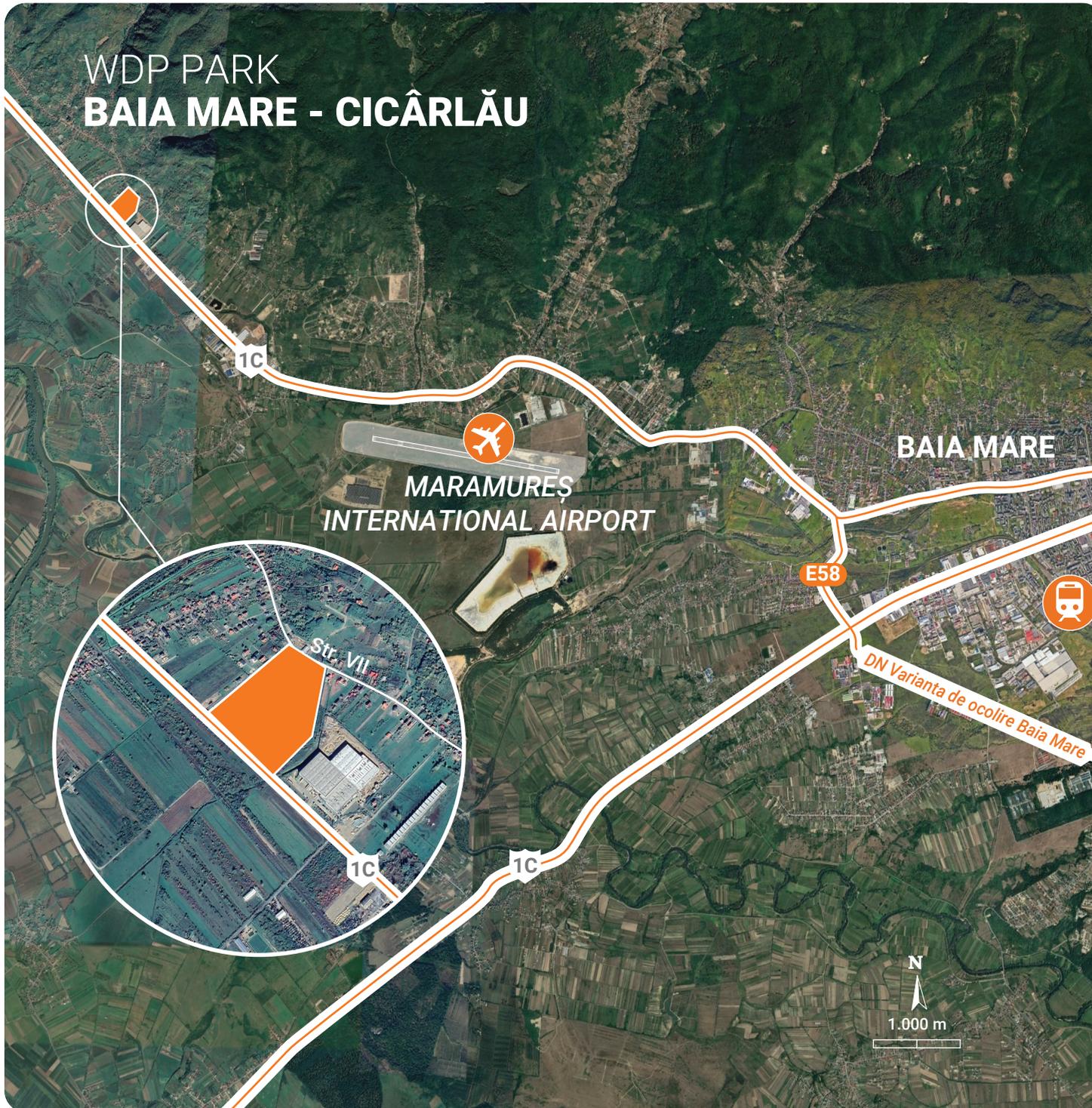
The perfect location

MAJOR CITIES

DRIVING DISTANCE

 Satu Mare	45 km
 Cluj-Napoca	140 km
 Oradea	185 km
 Bucharest	580 km
 Budapest	375 km

WDP PARK BAIA MARE - CICÂRLĂU



LOCAL ACCESS

Next to the Maramures International Airport

Established production and logistics location northwest of Baia Mare. It will greatly benefit from the new expressway (under construction) which will connect Baia Mare with Satu Mare and with the Hungarian border.

MAIN LOCATIONS

	Maramureș Airport	0:10 h
	Satu Mare Airport	1:00 h
	Ukrainian border	0:50 h
	Hungarian border	1:00 h

MASTERPLAN

Tailor the space to your needs

State-of-the-Art Facilities

Available for rent (existing building): 18,833 m²
Office: 1,287 m²
Warehouse: 12,718 m²
Production: 4,753 m²
Technical areas: 75.24 m²

Docking Stations: Ample docks for streamlined loading and unloading.

Our team is available to support any future tenant in reconfiguring the interior to align with specific business needs.



Parking

80



Docks

80



Available

Existing Building

Warehouse **12,718 m²**

Production **4,753 m²**

Offices **1,287 m²**

SPECIFICATIONS

It's what's inside that counts

Fully customized interior to match customers' operational requirements. The offices are built to satisfy the modern business needs with plenty of space for parking. Energy efficient buildings, EDGE Certified, with solar panels and EV chargers to meet sustainability goals. Energy monitoring application with clear overviews of water, gas and electricity consumption.



Building Structure

Concrete



Free Height

7 - 13 m



Temperature

Ambient

(controlled per request)



Power Supply

2MW



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
100%
Green energy procurement⁽²⁾

by 2025
250 MWp
Solar panel capacity MWp

by 2025/30
100%
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



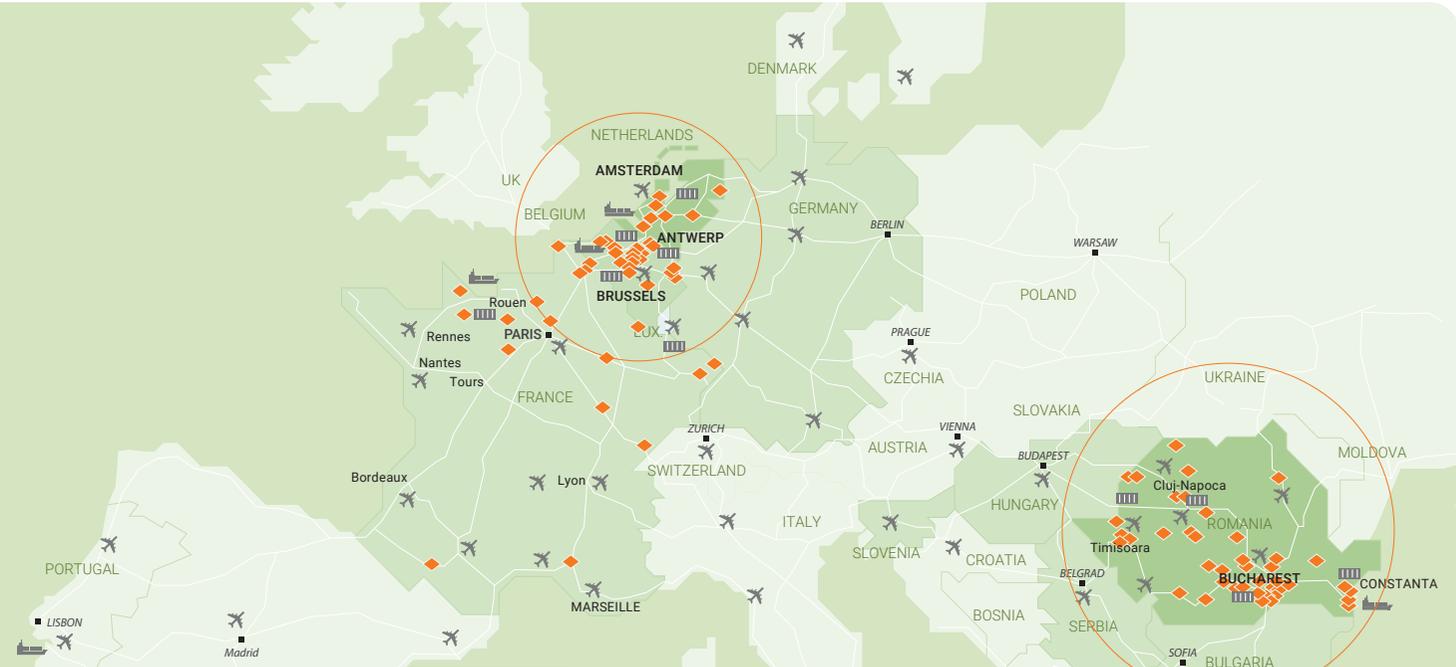


ABOUT US

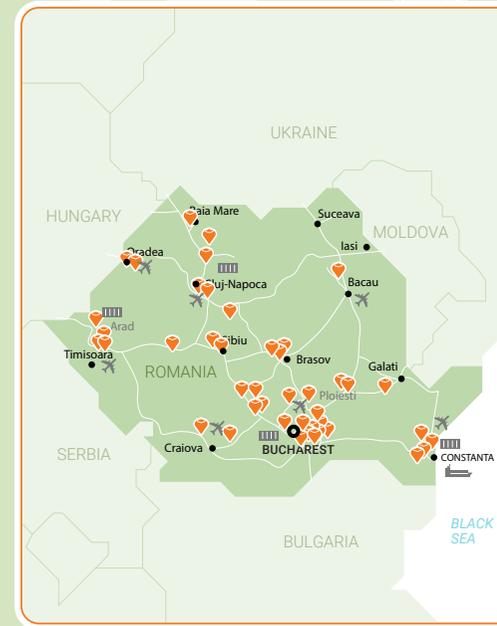
WDP Network

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 Romania.

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

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

6

Countries

1977

Foundation year

Stock Market

REIT, BEL20, Euronext BEL & NL





TECHTEX



CONTACT

**Want to talk
further?**

Gijs would be happy to tell you more.



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