



WDP Park

Craiova - Almaj



Romania

THE LOCATION

Craiova: Driving Industrial Logistics

Craiova's location is highly advantageous for light production and logistics due to its central role in Romania's automotive industry, as it hosts the Ford Otosan manufacturing plant. **Its strong road connections to Bucharest**, western Romania, and neighboring countries support efficient supply chain operations and just-in-time deliveries for automotive production.

In addition, Craiova's proximity to the Danube and **access to Craiova International Airport enhance its links to regional and international markets**. These connections, combined with a well-developed industrial ecosystem, make the city an important logistics hub for automotive exports and related industries.



WDP PARK

CRAIOVA – ALMAJ

E79



1,000 m

LOCAL ACCESS

The regional advantages of the southern part of Romania

WDP Park Craiova – Almaj is situated in close proximity to the city of Craiova, one of the most important economic and industrial centers of Romania. Craiova plays a significant role in the country's automotive industry, being home to the Ford Otosan factory.

WDP Park Craiova – Almaj boasts a great location: **it has access to the E79 European road, and it is at a short drive from the express road DeX12, as well as from the Craiova International Airport.**

MAIN LOCATIONS



Craiova International Airport

25 km



Craiova

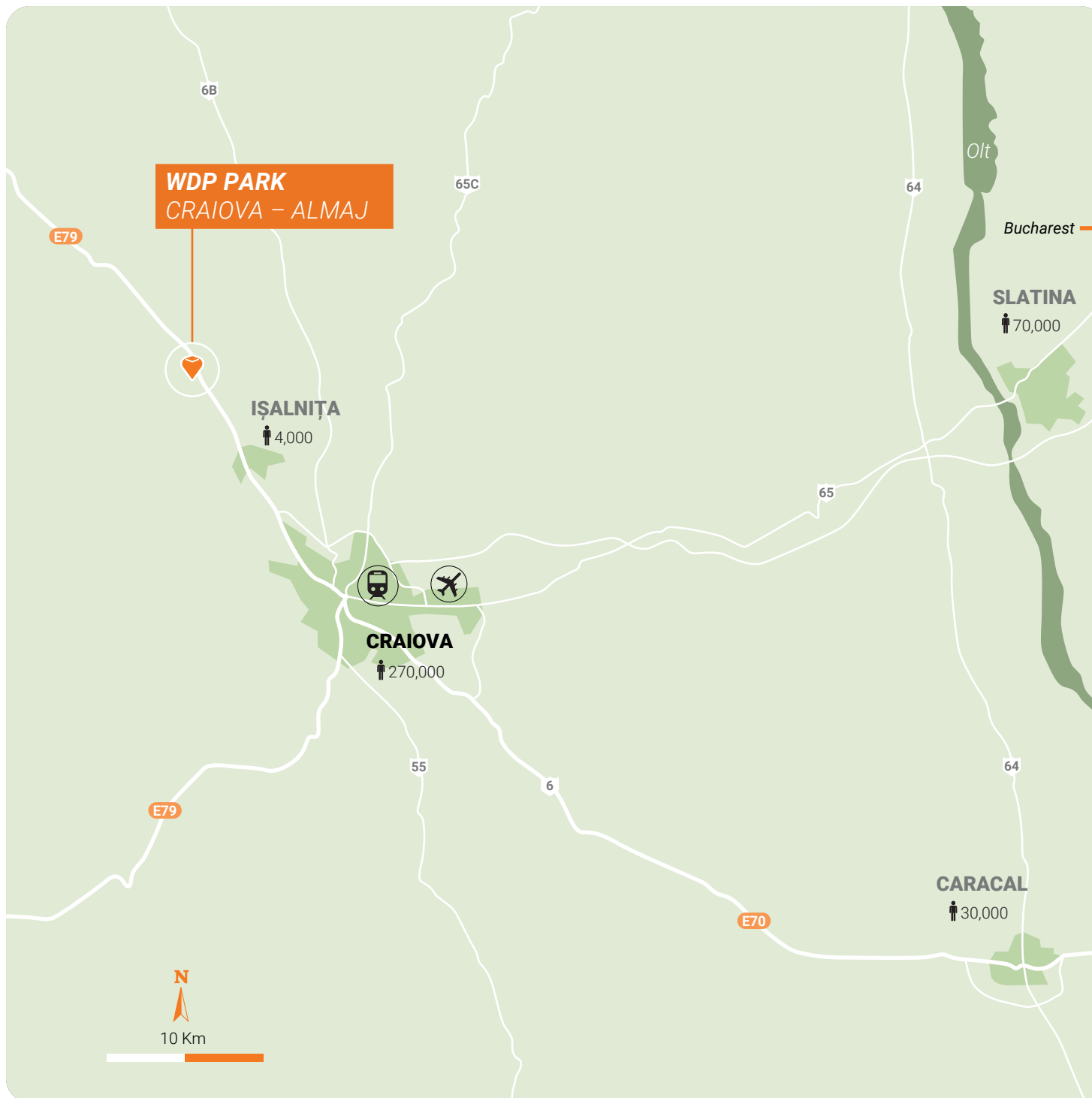
16 km



Ford Otosan Romania

22 km





REGIONAL BENEFITS

An international logistics hub

The location is ideal for manufacturing and logistics, with a focus on the automotive industry, being well linked via the express road DeX12 to Pitesti, the home of the Dacia-Renault plant. **The site is at a 100 km distance from the Calafat port on the Danube river via the E79 European Road**, which is also a border crossing point via the Calafat-Vidin bridge, part of the Pan-European corridor. WDP Park Craiova - Almaj is positioned in a great location, ideal for an international logistics hub.

MAJOR CITIES

DRIVING DISTANCE

	Craiova	16km
	Pitești	140km
	Timișoara	320km
	Cluj-Napoca	380km
	Bucharest	270km

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.



Total area

82,860 m²

Available for development



Warehouse 1

Warehouse **6,255 m²**



Warehouse 2

Warehouse **18,950 m²**



Warehouse 3

Warehouse **6,255 m²**



Warehouse 4

Warehouse **5,375 m²**



Warehouse 5

Warehouse **35,275 m²**



Warehouse 6

Warehouse **5,375 m²**



Warehouse 7

Warehouse **5,375 m²**



SPECIFICATIONS

It's what's inside that counts



Building Structure

Concrete



Free Height

11.5 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



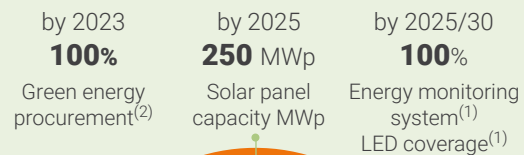
Electrification of warehouse sites



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

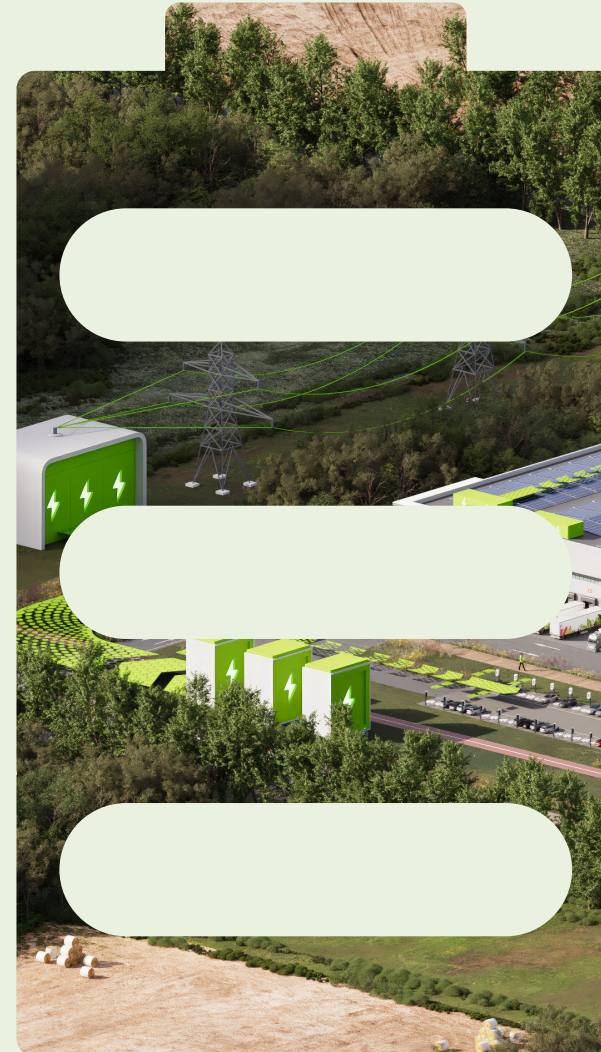
Greenpower charging for trucks

Maximize solar production

Green power charging for cars

Renewable heating and cooling

Energy efficiency services



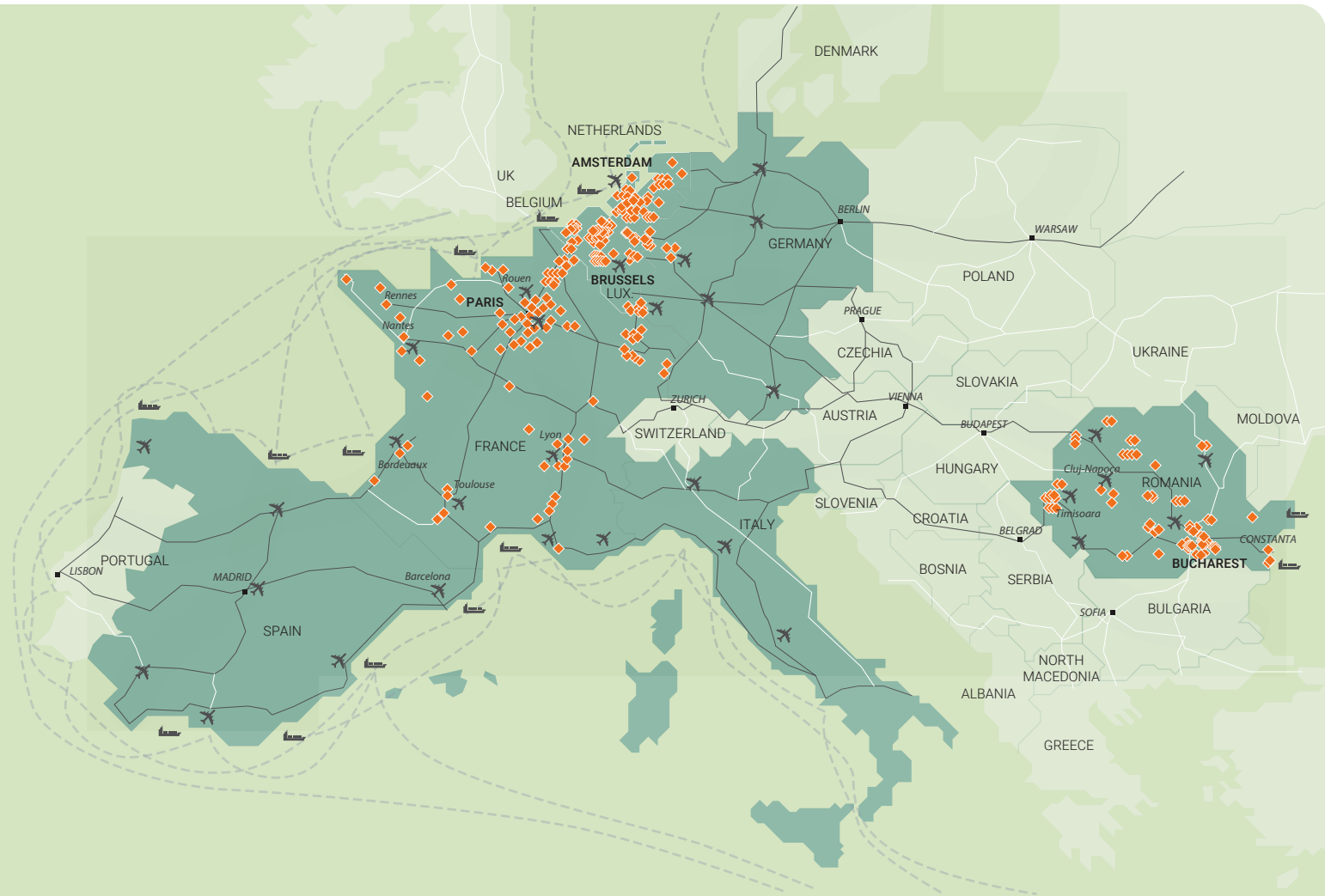


ABOUT US

WDP Network

We develop and lease properties located along major logistics axes in six 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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