

SIBIU

GENERAL INDUSTRIAL PARK

www.zacaria-industrial-parks.ro
A PROJECT BY

Z
ZACARIA

LOCATION:

Stefan cel Mare street, no. 193

CITY INFORMATIONS:

- Capital city of Sibiu County
- Located in the historical region Transylvania
- In the center of Romania, between Nadlac and Bucuresti
- A node of two different European routes (E68 and E81)
- Population: 147.245 inhabitants
- County population: 375.992 inhabitants
- Unemployment rate: 2,47%
- Multilingual and multiethnic city (German, Hungarian, Romanian)
- An important hub for the automotive, electrical and machine components industry
- Other local industries: food, textiles, agriculture
- Good engineering faculty
- Two industrial zones located on the outskirts of the city



OVERVIEW:

Central Industrial Park is situated on the main road of the East Industrial Zone of Sibiu, very close to the entrance on A1 Sibiu-Nadlac Highway, that runs up to the Hungarian border. The park is only a few minutes' drive from the city centre and Sibiu International Airport, which has direct connections to Germany, Austria, United Kingdom, Italy and Spain.

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Warehouse & office
space 19.100 m²



Total park size
33.000 m²



Buildings type:
Remodeled



- Direct access to A1 Highway and E68
- Proximity to Sibiu centre

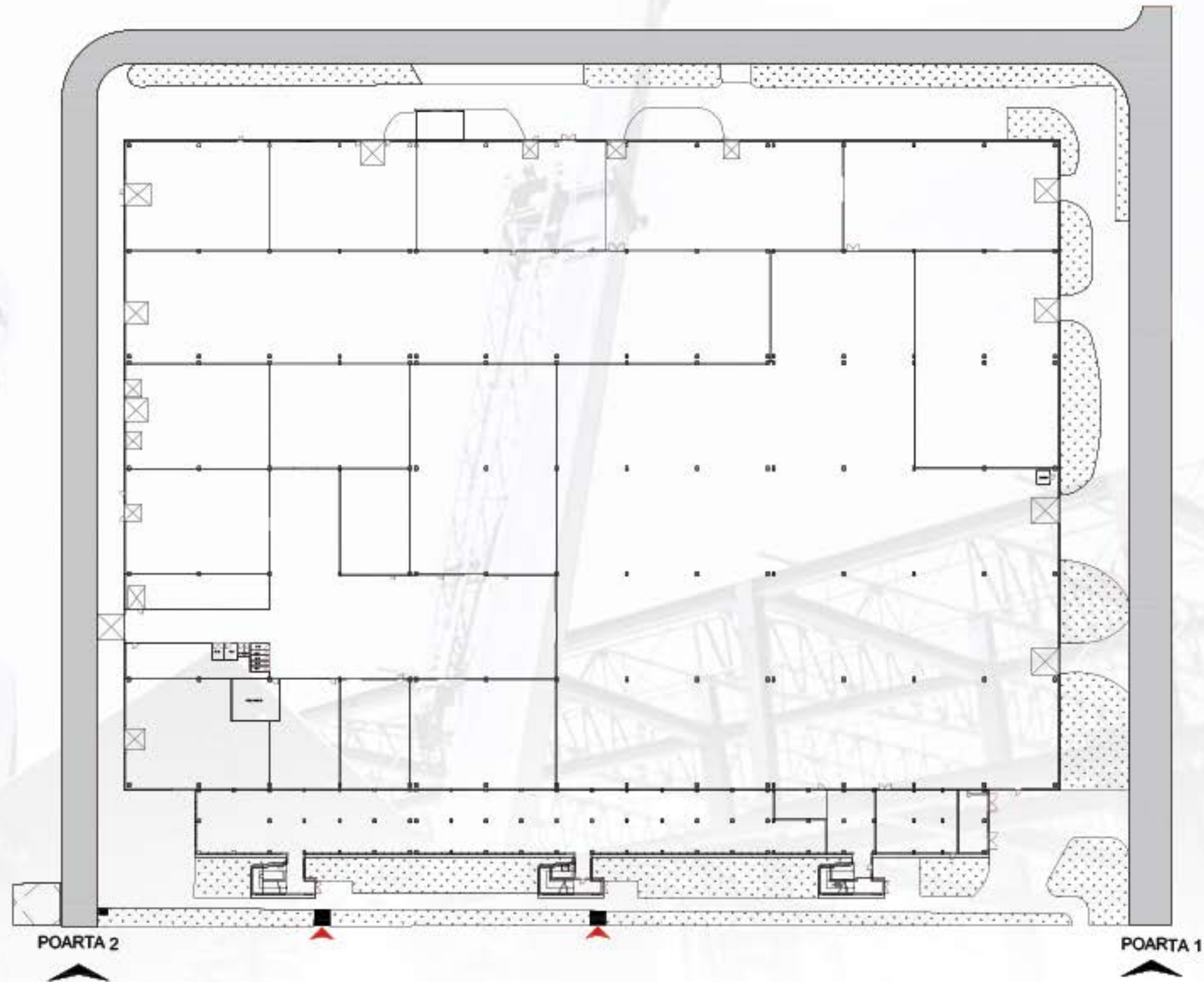
- Easy access to Sibiu International Airport
- Suitable for light manufacturing, storage, logistics, offices

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LOCATION PLAN



FEATURES:

- Concrete structure, sandwich panels and brick walls
- Concrete floor
- Automatic industrial doors
- Drywall or sandwich panels offices
- Sanitary facilities
- Gas radiant tube heaters for the warehouse
- Gas central heating for the offices
- Water supply and sanitation
- Single phase and three phase electric power
- Separately metered utilities
- Permits from the Fire Department for the activity in the warehouse
- Interior and exterior hydrants
- Guard on patrol 24/7
- Outdoor video surveillance
- Concrete parking lot



POSSIBLE FURTHER UPGRADES, ON DEMAND:

- Bridge cranes
- Compressed air; electrical Busbar System;
- Refrigeration units
- Loading and unloading ramps (docking station)
- Epoxy/anti-static/quartz flooring
- Sprinklers, Smoke vents, exhaust system



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