

SIBIU

IMPERIAL INDUSTRIAL PARK

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

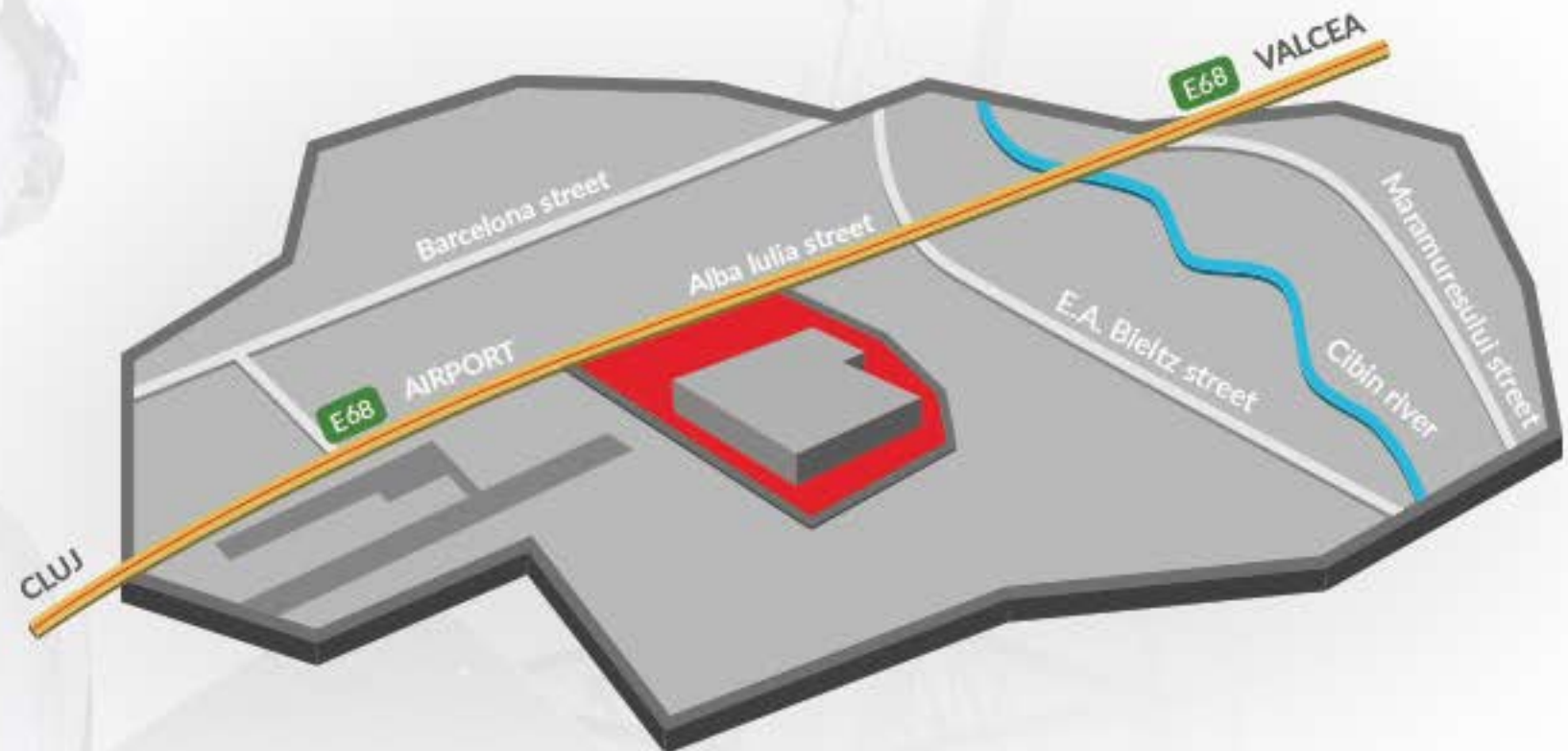


LOCATION:

Sibiu, Alba Iulia street, no. 77A

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:

Imperial Industrial Park is strategically located on the main road of the West Industrial Zone of the city, a well-known automotive cluster. The site is only a 5 minutes' drive from Sibiu International Airport which has direct connections to Germany, Austria, United Kingdom, Italy and Spain. Imperial Industrial Park is in close proximity to the A1 Highway Sibiu-Nadlac, that goes up to the Hungarian Border.

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Warehouse & office
space 16.445 m²



Total park size
30.500 m²



Building type:
Converted & remodeled



- Quick access to A1 Highway
- Close to Sibiu International Airport
- Located on the main street of West Industrial Zone

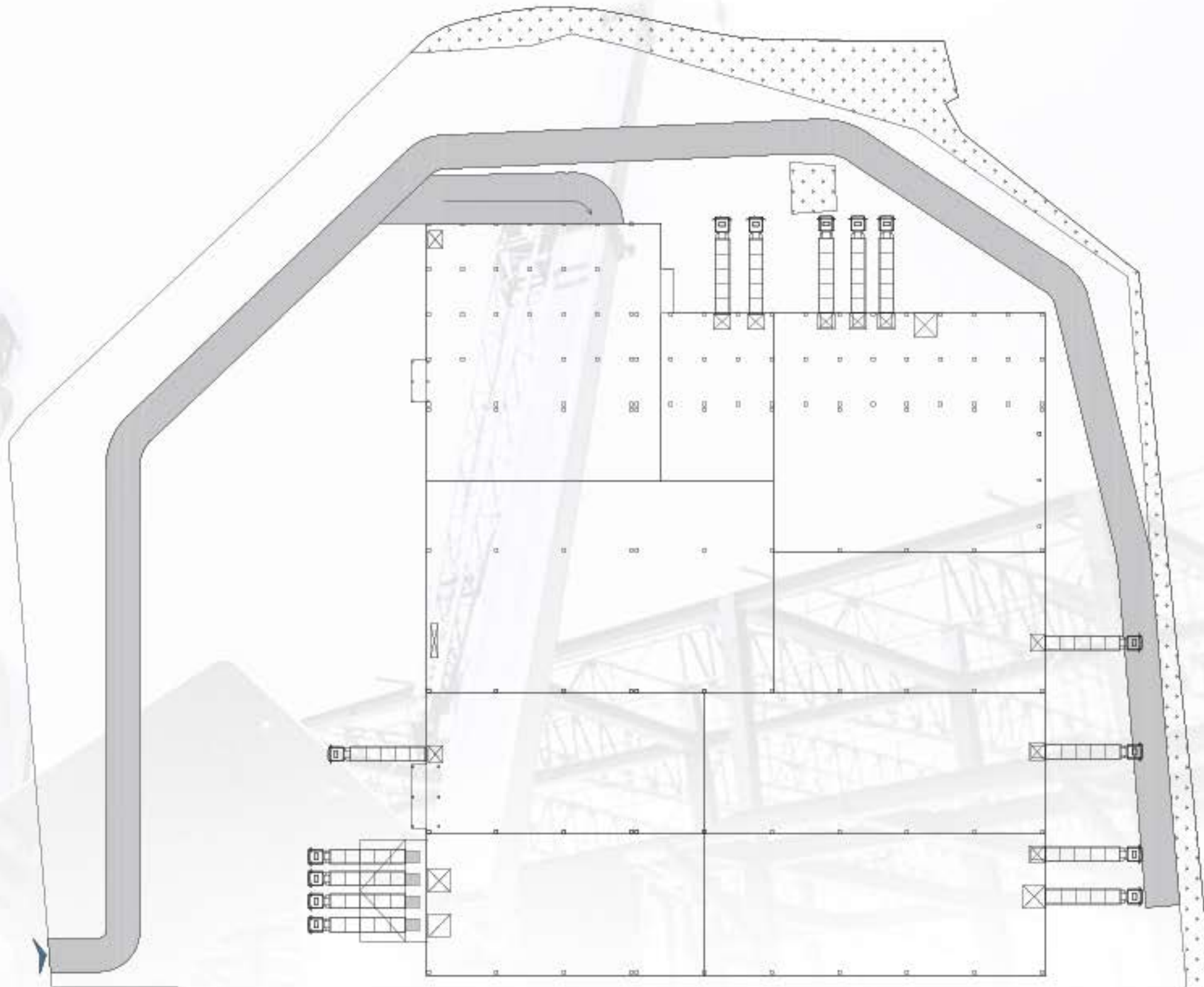
- Iconic landmark for Sibiu
- Great visibility & high traffic location
- Suitable for offices, storage, logistics, commercial purposes.

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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, sprinklers, smoke vents, exhaust system (when necessary)
- 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



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