

ALBA IULIA

VANTAGE INDUSTRIAL PARK

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

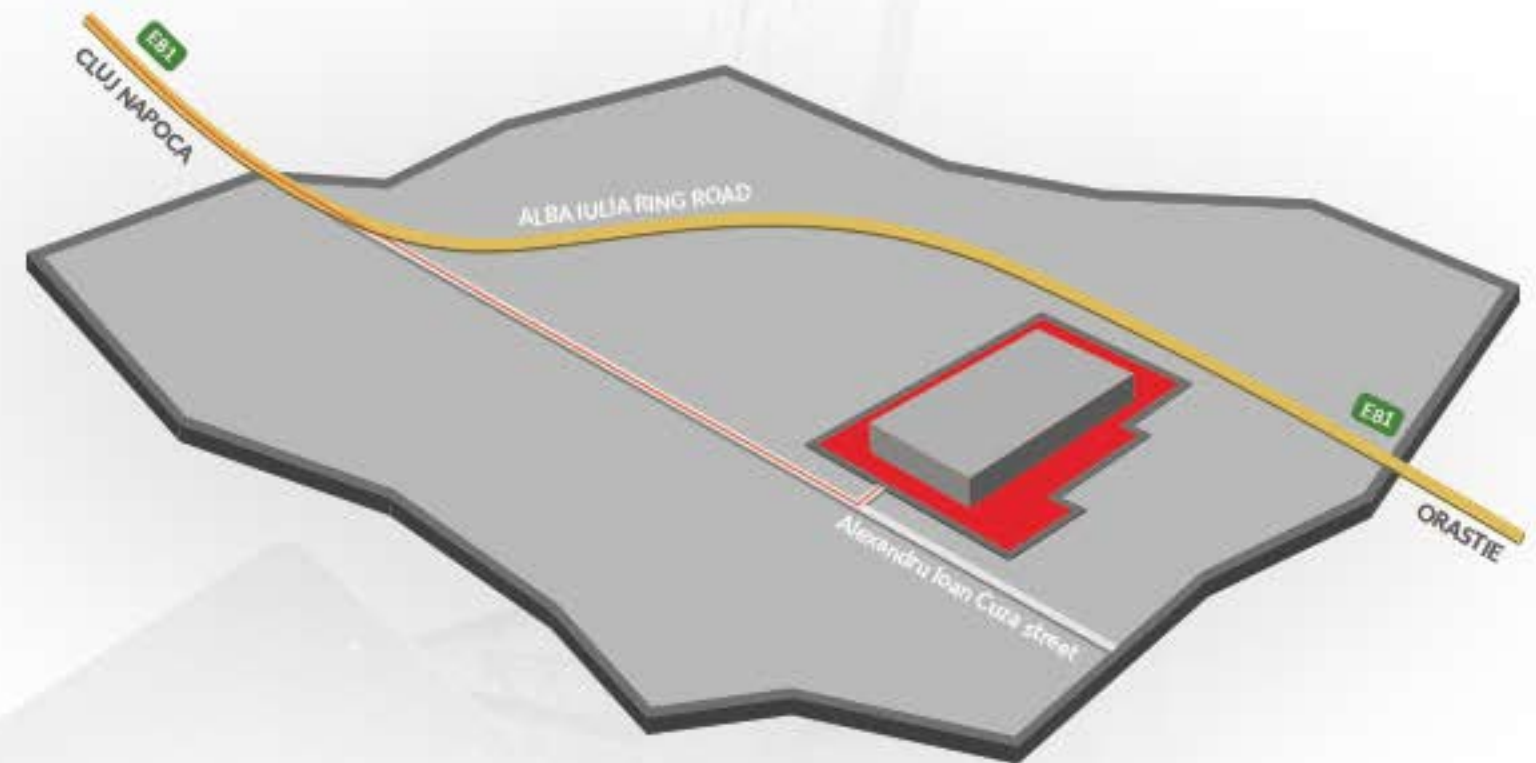


LOCATION:

Alexandru Ioan Cuza Street, no. 24

CITY INFORMATIONS:

- Capital city of Alba County
- Located on the Mures River
- In the historical region Transylvania
- 380 km from Bucharest, 241 km from Arad, 73 km from Sibiu
- Population: 63,536 inhabitants
- County population: 327,224 inhabitants
- Unemployment rate: 3,7%
- Multilingual and multiethnic city (Hungarian, German, Romanian)
- The most important local industries: wood, food & automotive
- Good university



OVERVIEW:

Vantage Industrial Park is located near Alba Iulia ring road, on E 81 European Route, an ideal location close to A1 Highway Sibiu-Nadlac, that goes up to the Hungarian border. The site is only a few kilometers away from city center, in a high traffic area.

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Warehouse & office
space 26.000 m²



Total park size
55.000 m²



Buildings type:
Converted & remodeled



ADVANTAGES:

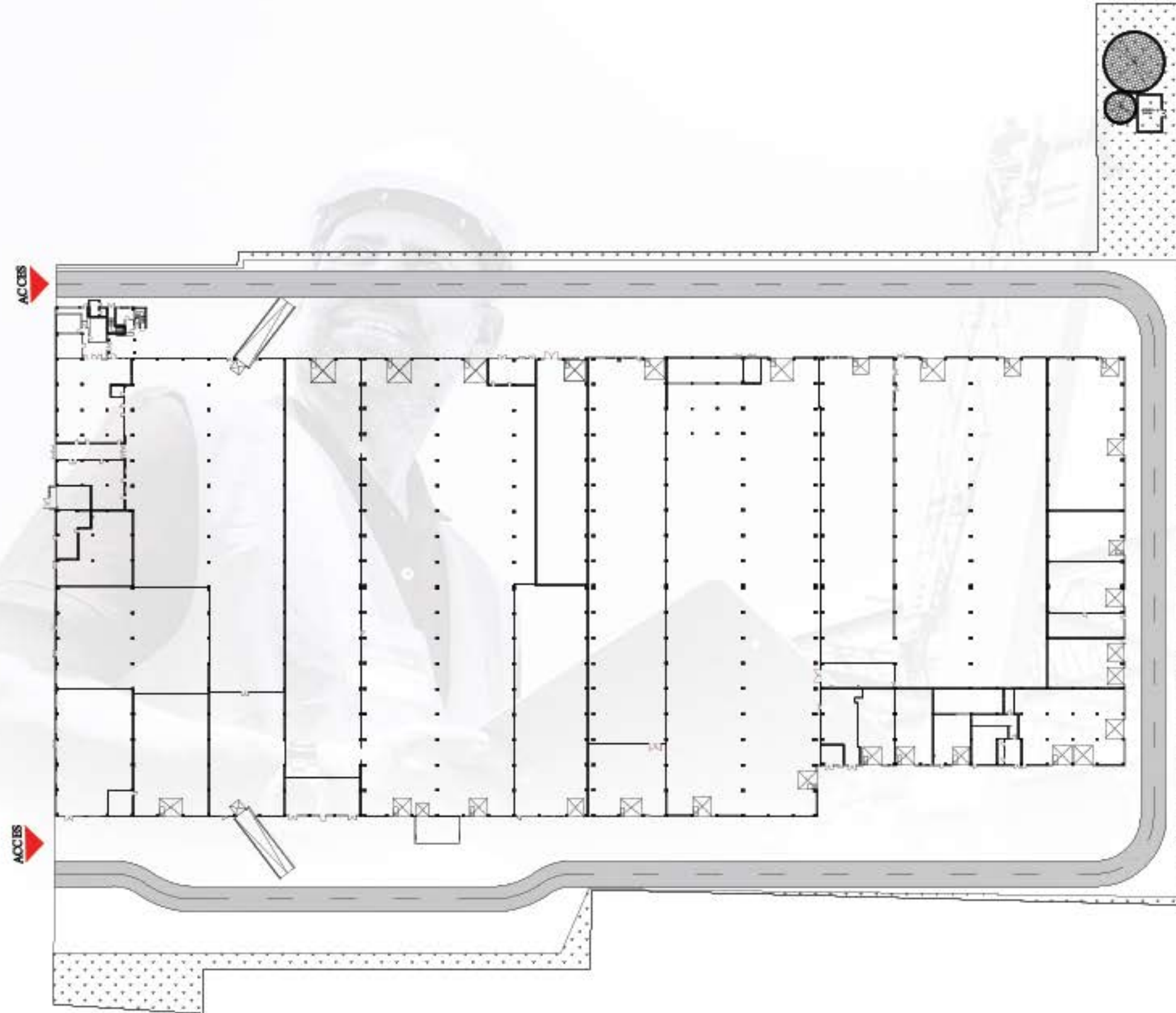
- Quick access to A1 Highway Sibiu-Nadlac
- Near the European route E81
- Great visibility & high traffic location
- Suitable for storage, logistics, manufacturing, commercial purposes

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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
- 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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