



# ARC PARC INDUSTRIAL

A EUROPEAN LOCATION FOR A SUCCESSFUL INVESTMENT  
DEJ - CLUJ - ROMANIA



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# ARC PARC INDUSTRIAL

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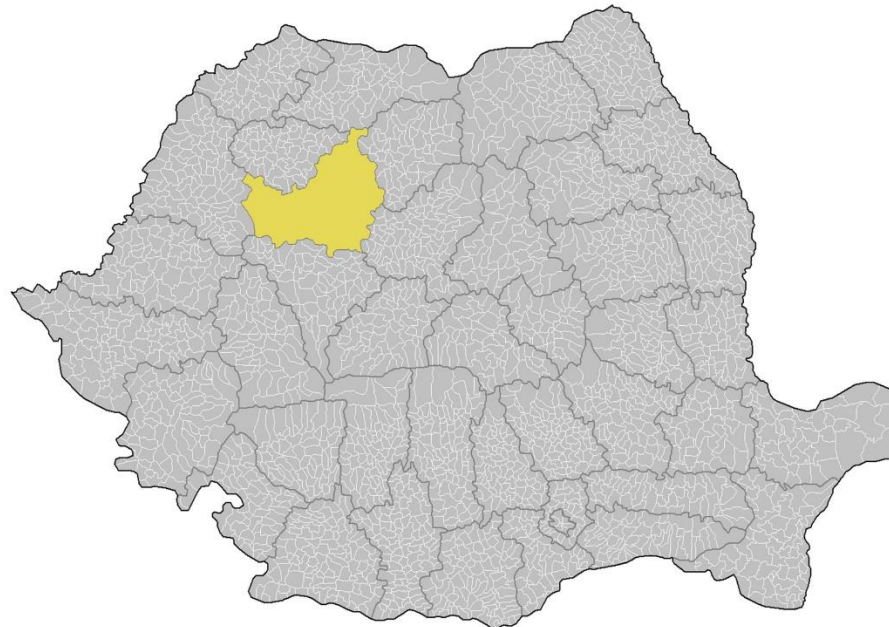
# ARC PARC INDUSTRIAL

## I.LOCATION

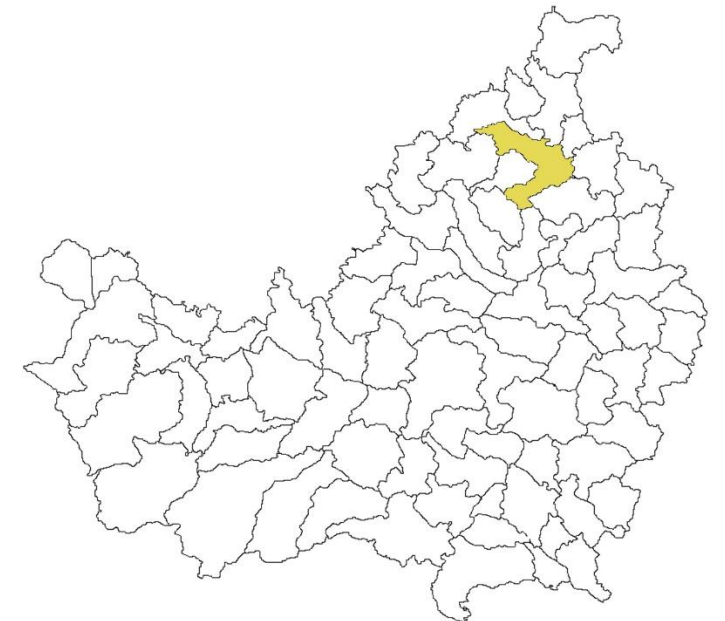
### 1. EUROPE



### 2. ROMANIA



### 2. CLUJ COUNTY



The Industrial Park is located in Romania, district Cluj, city. Dej, situated on DN1/ E576, street Henri Coanda No. 1

#### Geographical distances from strategic positions:

- 10 m away from European thoroughfare railway Cluj-Dej;
- 37 km away from the Cluj-Napoca International Airport;
- The Transylvania Highway will connect the center of the county with the Western Europe, with connections through Cluj-Napoca;
- 2 km from the railway station in Marfa Dej. This is an advantage, in case you chose to freight rail, while ensuring easy connection to Central and Western Europe.



# SQMARCHITECTURE

## GENERAL INFORMATION:

### "WHO ARE WE?"

SQMA aims to provide architecture of the highest quality, responsibly designed for our clients, for their buildings, for the peoples that see and use them and also for the environment.

Based in Cluj-Napoca, Romania, we cover a large range of services across the private and public sectors, from architecture, interior design, urban planning to professional consultation, concept design and project management. We believe in teamwork and our experience so far has led us to developing a creative team with the knowledge and ambition to manage the most complex of the programmes.

### "WHAT DO WE DO?"

We work close to the client's needs, we analyze the site, we feel the context, we imagine the building's users. Each new project inspires us to produce architectural objects that are meaningful and practical, with an inner beauty that creates the perfect environment for better spaces.

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# ARC PARC INDUSTRIAL

## GENERAL INFORMATION:

### "WHO ARE WE?"

Arc Industrial Parc is the first private project from the North-Western Development Area, that summarizes successfully the European integration process of the area and represents a high degree of interest for regional and foreign investors.

The ARC Industrial PARC is located at the entrance of the city Dej, Region of Cluj, on the Henri Coanda Street. Dej city is at a distance of 50 km from the regional capital, Cluj-Napoca city, the second biggest university center and the economical center of Transilvania, the Arc Industrial Parc platform is at an exact distance of 48 km from Cluj Napoca city.

The industrial parc profile (expertise):

- Automotive industry, which is also the major field of specialty of the park;
- Business support structure, manufacturing industry, with the possibility to concentrate on different top industries;
- Distribution, where we focus on activities like merchandise storage and logistic;
- In order to support these activities, we offer a number of related services such as: provision of utilities;

The total administered terrain surface covers 40,185 ha, it is entirely flat and buildable. The terrain is inside the metropolitan area, with an Urban Certificate(nr. 20/25.01.2008), with an industrial building profile. The Arc Industrial Parc is positioned at the intersection of the main regional and national energy grids, gas lines and international train and traffic roads. The terrain is offering a complete utilities infrastructure necessary to the building and functionality of investments, it also has an Environmental Agreement and Geotechnical and Topographical studies.

### "WHAT DO WE DO?"

ARC PARC INDUSTRIAL activates in three main fields:

- the administration of "ARC PARC INDUSTRIAL" situated in the City of Dej;
- Supply and distribution of electrical energy and other utilities;
- Consultancy for investors who wish to establish themselves in the Arc Parc premises.

This project has been conducted by the administrative company ARC PARC INDUSTRIAL, a commercial society with fully private capital, with the support of the Local Council of the City of Dej. ARC PARC INDUSTRIAL S.R.L. functions in conformity with the provisions of OG nr.65/2001, Law Nr.490/2002 and Law Nr.424/2006, has obtained the title of industrial parc according to Order Nr.972/2005 of the MIA (Ministry of Internal Affairs). After obtaining the title of INDUSTRIAL PARC, the terrain has been prepared, the buildings design and realization of investments which have functionalized the industrial parc, in a relatively short period of time, thus insuring that the first user of the park (SC TRELLEBORG AUTOMOTIVE SRL) has finalized their investment of approximately 14 mil. euro, in the month of december 2006, and is now producing antivibrating automotive components.

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# ARC PARC INDUSTRIAL

## 3. UTILITIES AND INFRASTRUCTURE OF THE PARK

### + ELECTRICITY

Arc Industrial Park supplies and distributes electrical power to industrial consumers from the park area according to the supply License No. 35529/10.06.2014 (valid for 10 years) and a distribution License No. 771/09.02.2007 (valid for 25 years);

On the property of the Industrial Park there is a 110/20kW-16 MVA station, built after an investment of 3,5 mil. Euro, which secures the electrical power for the entire industrial area; the full electrical power can be amplified to 45 MVA;

The new electrical infrastructure, created through the extension of the distribution grid on the entire surface of the industrial park and the creation of new electrical grids and

### + NATURAL GAS

There are 2 gas pipes on the site, one of which is for distribution and the other is a high pressure thoroughfare, with a dimension of D26" (711.2 mm), with a nominal pressure of 28-64 bar; a debit of 4000 cubic meters/hour can be secured for the distribution pipe;

In relation to the industrial park client requests, a minimum requested debit of 7500 cubic meters/hour can be secured, with a minimal pressure of 500 mbar;

### + TELECOMMUNICATIONS

There is a telecommunications grid through which the service operators have installed cables (3 chambered O 200 Piping) for the supply of telephone and internet services;

### + WATER SUPPLY

There is a water distribution grid, with a total length of 2926 lm, made from polyethylene high density pipes (PEHD with MRS=8Mpa), with a diameter of De=160x14.6mm and De=140x12.8 mm, Pn 10;

There are 2 pipe lines of water. One pipe line has 160 mm (6.24 inches) with the maximum pressure of 6 atmospheres. The other pipe is a Main Water Line of 500 mm (19.5 inches) which crosses the border of the proposed site and has a pressure of 16 bars.

### + WASTEWATER

The park has its own sewer grid made from PVC tubing, type M, Dn 315 mm (12.40 inches), connected to the pumping station located at the northern limit of the Industrial park;

The sewer grid is connected to the wastewater treatment plant of the city Dej.

The discharge flow of the industrial water afferent to the main artery is 110l- 120l/sec, respectively 396 mc/hour;

### + SERVICES - BUILDING INFRASTRUCTURE

"Arc Business Centre" offers over 2000 sqm of rental space and two conference rooms equipped with the latest discussion system, audio system, video system, simultaneous translation system;

The building is designed to house both the service function spaces, and necessary spaces for related activities in developing any business. The presented project proposes to cover a larger area of needs for this kind of spaces with specific functions:

- administrative activities;
- consulting and business management services;
- financial-accounting consulting services;
- research and development;
- human resources;
- IT services;
- bank and insurance services;
- general utility space services: conference rooms, classrooms and business meetings, hygiene and cleaning spaces, technical spaces.

Parking spaces - 120 places, video monitored, with card access and inner barrier;

Permanent administration support services for the existing spaces:

- 24h monitoring services;
- street cleaning services;
- gardening services;
- garbage disposal services;
- snowplow service;
- public lighting service;
- full maintenance service;
- information service;
- secretarial and administrative service;
- street fire hydrant service;
- business centre;
- banks and ATM services;

Upcoming Services:

- medical centre
- trucks parking
- social housing district
- shops, restaurant and coffee shops

Production and storage building with an area of 4762 sqm;

Placing the two buildings adjacent platforms, walkways access roads, parking space area of 8660 sqm;

Green design, approval inside an area of 2346 sqm.



# ARC PARC INDUSTRIAL

## 4. OPPORTUNITIES AND FACILITIES FOR INVESTORS

- Arc Industrial Park is the only private industrial park in the north western part of the country;

1. The rent/sale price offered is fair, transparent and reasonable considering that the plot is:

- pulled out from the agricultural circuit and is designed for industrial investment - CU. 20 / 01/25/08;

- it is positioned at the intersection of a major regional and national electricity network

gaspipe grid and international road and rail access routes;

-The site has utility infrastructure throughout the construction and operation investments;

- The site has topographic and geological studies;

- The site has an environmental agreement.

2. The entire site is the private property of CRISTEA MARIA ADRIANA;

3. Completed documentations are available to investors in the industrial park; geological and topographical studies, Urban Certificate with related notices for industrial buildings, Environmental Agreement / Authorization etc.

4. The administrative company ARC INDUSTRIAL PARK provides services for obtaining the Construction Authorization from the Dej City Town Hall, for the investors who will build on the premises of the industrial park.

5 Labourers:

- specialized workforce, qualified in metalworks, and mechanical engineering
- unlimited access to unskilled and medium-skilled workers,
- educated workforce.

The study conducted by Dej City Town Hall in August 2010 showed that the unemployment rate in the area is high (15-18%), which means that the hiring costs are reduced.

6.FPricing facilities, taxation and legislation:

- Savings due to tax exemption for buildings
- Savings due to exemption from land tax
- Savings due to exemption from fees for change or removal of land from agricultural to the industrial park;

Technical facilities:

- Provision of utilities at low values and no initial connection charges;
- Administrative services;
- Maintenance of the park and the utilities;
- Easy access to common areas, meeting room, conference room, recreational spaces, and parking spaces;

7.The position of the urban environment assures an easy access to other types of services necessary to an investment.

8. Personnel transport for the companies that are located on the premises of the industrial park is secured both by the local transport system and by private systems on a contract based partnership.

9. For profitable businesses we have developed varying solutions, which are accustomed to your needs. Amongst these you can find:

- Direct purchase of the land - from the moment when the sale contract has been signed - from the purchase of the land, in maximum 15 days, you become absolute, registered owners in the cadastral register;

- Purchase of the land in instalments - for a longer or shorter period, depending on the investors needs;

- Consession of the land;

- Complete construction of an industrial building, according to the technological needs of the client;

- Direct purchase of the industrial building - we mention that SC ARC PARC INDUSTRIAL SRL has already started work on constructing an industrial facility, which will have a total surface of 5300sqm, which will be fitted and equipped according to European Standards;

- Rental of industrial facilities;

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# ARC PARC INDUSTRIAL

## 5. PARTNERSHIPS

### + SQMARCHITECTURE

SQMA aims to provide architecture of the highest quality, responsibly designed for their clients, for their buildings, for the peoples that see and use them and also for the environment.

The range of services across the private and public sectors, from architecture, interior design, urban planning to professional consultation, concept design and project management. We believe in teamwork and our experience so far has led us to developing a creative team with the knowledge and ambition to manage the most complex of the programmes.

### + TECHNICAL UNIVERSITY OF CLUJ-NAPOCA

Partnership for assisting investors in recruiting and training personnel.

### + REGIONAL AGENCY FOR LABOUR OCCUPATION

### + AIRDD SOMES

- Human resources development and providing workforce.
- Creation of constant and new programmes for professional development, according to law changes, labour market tendencies, European regulations, client requests;
- Courses can also be implemented free of charge through POSDRU - a company which has organized over 50 free courses with over 1000 graduates;
- Workforce recruitment;

### + ADC CONSULTANCE AND ENGINEERING

The partnership with ADC CONSULTANCE AND ENGINEERING offers consultancy in accessing European funds and offers consultancy services for local and foreign investors:

- consultancy for European funds access;
- elaboration of complete documentation for access to unrefundable European funds;
- elaboration of financing requests, payment requests, feasibility studies, business plans, and other documentation;
- financial consultancy;
- complete project management services;
- preparing documentations and obtaining the necessary notices;
- Activities during the work process: assistance, checking of site organization; checking of the technical project and supervision for equipment;
- Activities during the execution process: quality control, progress monitoring, organizing and archiving of reports, labor protection, working with authorities and other interested parties, cost control, etc;

### + IBS - CEMES INSTITUT GMBH

Transitional partnership for professional forming of over 2400 workers, together with other Romanian organizations;

### + REGIONAL COUCIL OF CLUJ

### + DEJ CITY TOWN HALL

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# ARC PARC INDUSTRIAL

## 6. PROJECTS

### FINISHED

+ DEVELOPMENT OF BUSINESS SUPPORT STRUCTURE **PHASE I:** CONSTRUCTION BUILDING SERVICES AND BUILDING INFRASTRUCTURE FOR PRODUCTION AND STORAGE.

Total investment of 4,5 mil Euro

+ EXPANDING ELECTRICITY DISTRIBUTION NETWORKS WITHIN THE INDUSTRIAL PARK DEJ ARC PARC TO DEVELOP, IN TERMS OF SUSTAINABILITY, OF NEW ECONOMIC ACTIVITIES, AND AT THE SAME TIME, CREATING THE PREMISES OF THE PARK DEVELOPMENT IN RENEWABLE SOLAR POWER - SOLAR FACILITATING ACCESS TO NETWORK

Its purpose is mainly to increase safety and energy efficiency of the entire park - natural Resources production, transport, distribution and end use of electricity and thermal impact on reducing energy intensity

Total investment of 0,5 mil Euro

+ EXTENTION OF PRODUCTION CAPACITY

In ownership of resident TRELLEBORG VIBRACOUSTIC DEJ  
Total investment of 15,4 mil Euro

+ SOUTH DEJ POWER STATION 110/20KV

Total investment of 3,5 mil Euro

### NEARING COMPLETION

+ **ARC PARC - INDUSTRIAL FACILITY - PRODUCTION SPACE AND STORAGE**

Total investment of 4,5 mil Euro

### DETAILED OVERVIEW OF THE PROJECT FOLLOWING

### FUTURE PROJECTS

+ POWER PLANT FOR ELECTRIC ENERGY FROM RENEWABLE SOURCES - SOLAR AND PHOTOVOLTAIC 3.2 MW

Total estimated investment of 4,5 mil Euro

+ CAFEETERIA - SOCIAL FACILITY OFFERING SERVICES FOR THE ENTIRE INDUSTRIAL PARK

Total estimated investment of 700,000 Euro

+ STARTING OF A SOCIAL IMPACT PROGRAMME DEDICATED TO THE EMPLOYEES WORKING MAINLY ON THE INDUSTRIAL PLATFORM - APPROXIMATELY 1000 PEOPLE

Total estimated investment of 800,000 Euro

+ **PHASE 2** EXPANSION OF THE BUILDING INFRASTRUCTURE FOR PRODUCTION AND STORAGE - INDUSTRIAL BUILDINGS



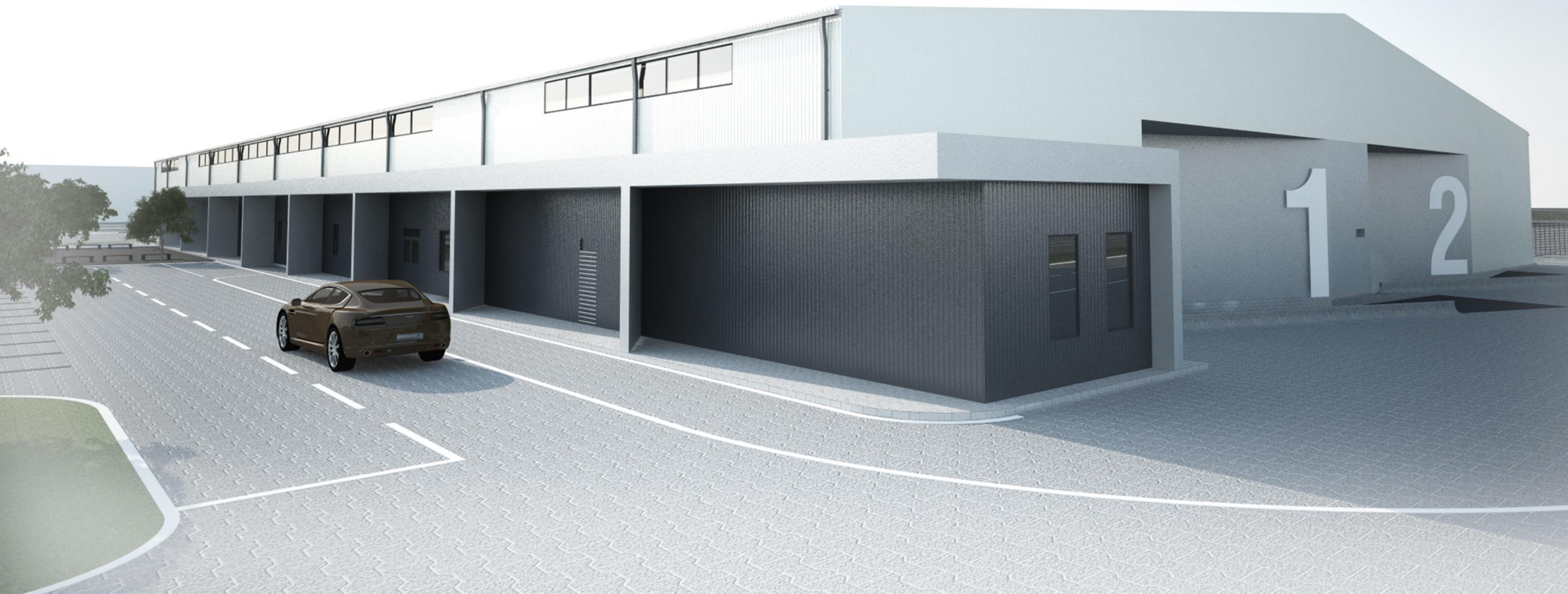
OFFICE BUILDING

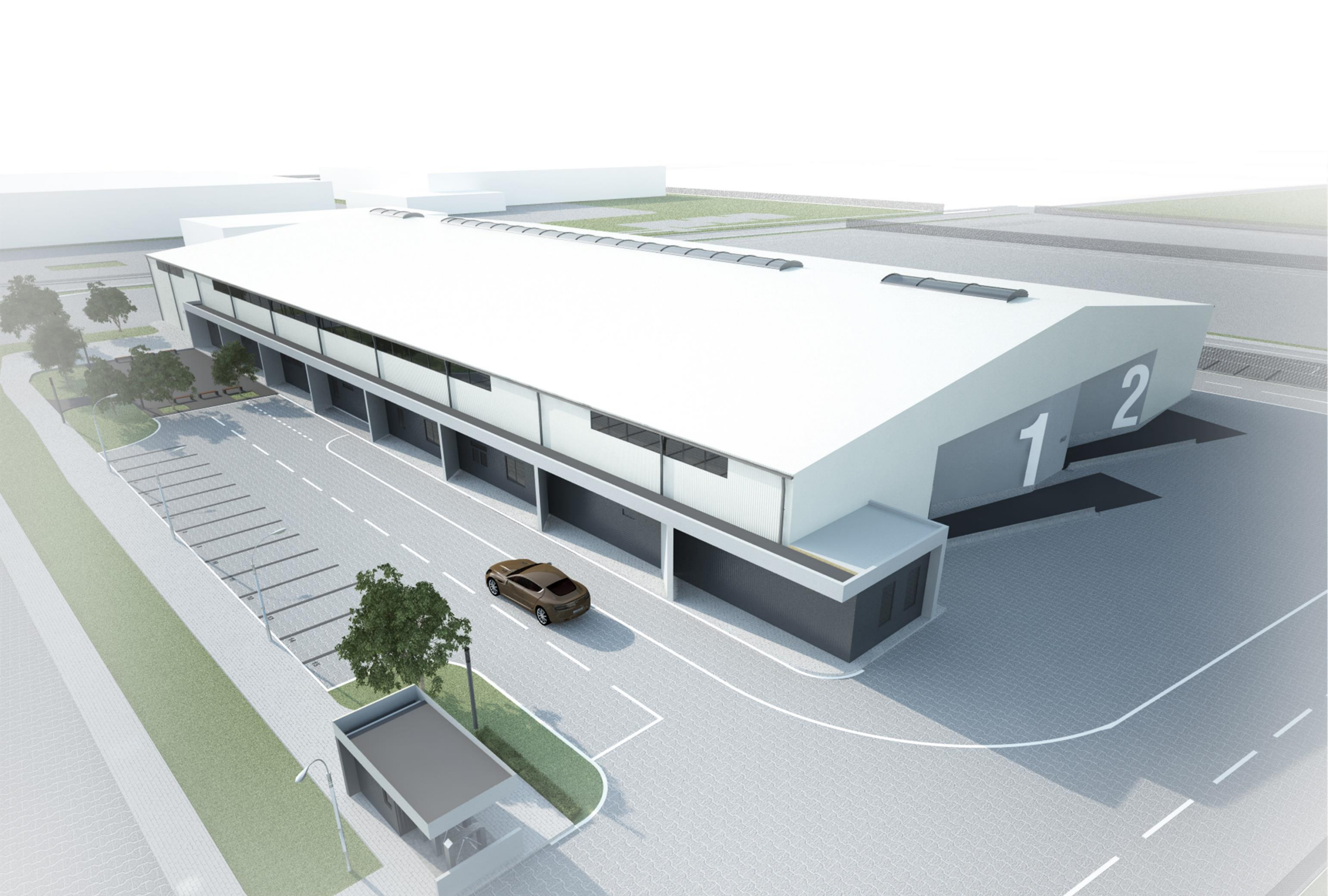
CAFFETERIA

INDUSTRIAL  
BUILDING



# ARC PARC - INDUSTRIAL FACILITY - PRODUCTION SPACE AND STORAGE

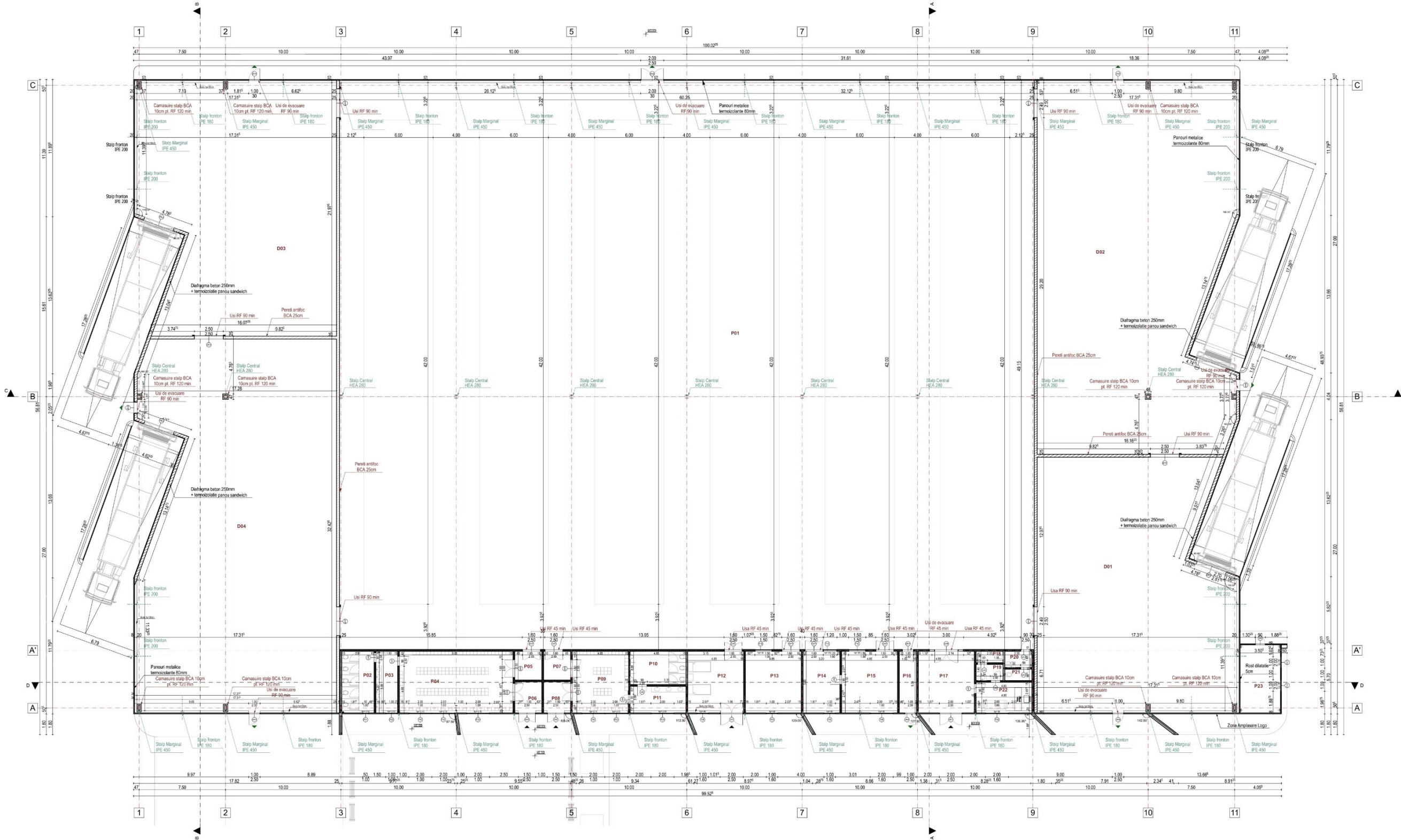






## ARC PARC - INDUSTRIAL FACILITY - PRODUCTION SPACE AND STORAGE





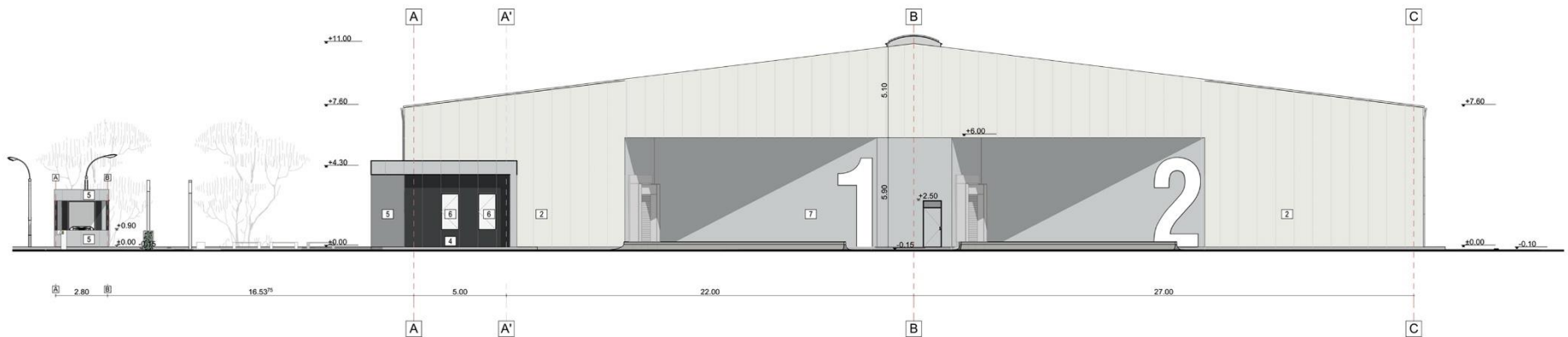
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 BUILT SURFACE = 5299.17 MP



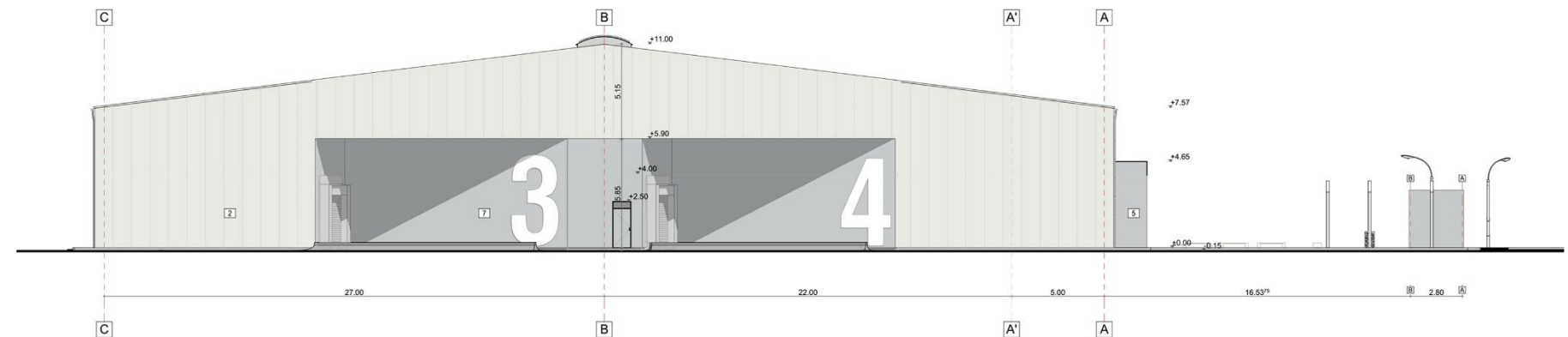
NORTH ELEVATION sc: 1:150



SOUTH ELEVATION sc: 1:150

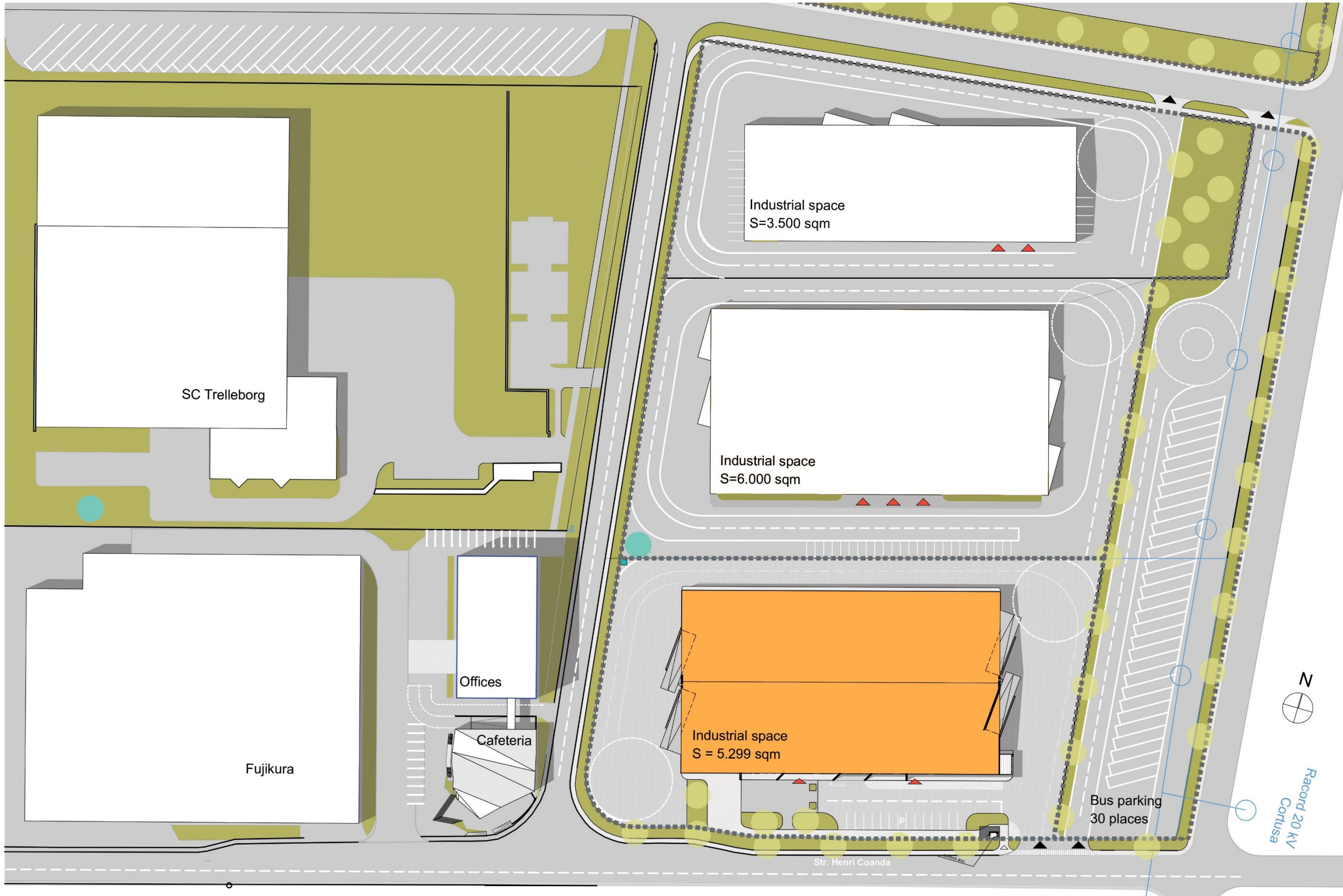


EAST ELEVATION sc: 1:150

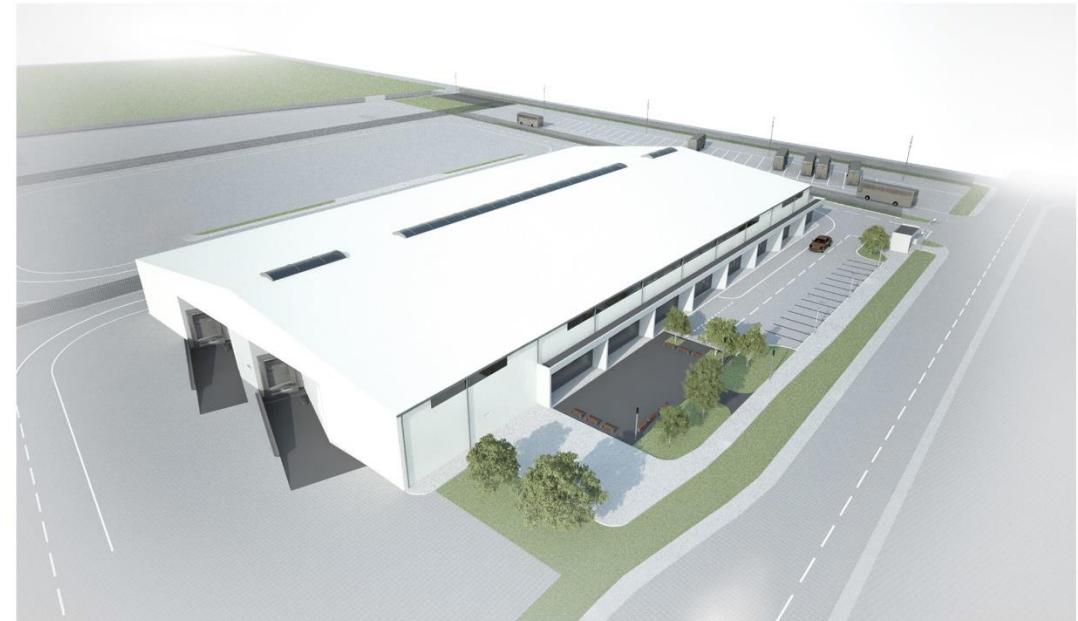


WEST ELEVATION sc: 1:150









#### SPATIAL DESCRIPTION:

- The building will have the general dimensions **55.00 x 95.94m**;
- The eaves height of 7.60 m and a total height of **11.50m**;
- Total area of **5299.00 sqm**;
- Main access is on the south elevation;
- The building provides easy access for lorries on the East and West elevations, with 2 dockings on each side;
- The exterior space provides a parking area near the main entrance;
- Entry for the staff is situated on the left side, hidden from view and provided with recreational spaces.
- The interior space is organized in 3 main areas:
  - On the south face the production offices, reception, first aid room and locker rooms for staff (**330.00 sqm**)
  - The production space, positioned in the center of the building(**2962.00 sqm**);
  - On the East and West side, large storage spaces(**1756.00 sqm**);
- The industrial space also provides a control point with the general dimensions **2.95x6.20m**;
- Total surface of **18.30sqm**, and a total height of **3.10m**.
- The access on site is filtered through turnstiles positioned at the control point.

#### ROOM SUMMARY

Level	Room code	Function	Floor finish	Height	Perimeter	Wall surface	Floor surface
<b>FLOOR LEVEL - Industrial building</b>							
	<b>D01</b>	Storage space	epoxy resins	10.30 m	86.66 m	452.81 m <sup>2</sup>	352.28 m <sup>2</sup>
	<b>D02</b>	Storage space	epoxy resins	10.90 m	108.75 m	636.00 m <sup>2</sup>	525.68 m <sup>2</sup>
	<b>D03</b>	Storage space	epoxy resins	10.30 m	84.56 m	359.80 m <sup>2</sup>	352.45 m <sup>2</sup>
	<b>D04</b>	Storage space	epoxy resins	10.90 m	110.70 m	463.50 m <sup>2</sup>	525.50 m <sup>2</sup>
	<b>P01</b>	Production space	epoxy resins	10.90 m	259.57 m	1033.57 m <sup>2</sup>	2,962.44 m <sup>2</sup>
	<b>P02</b>	W.C.	ceramic plates	3.90 m	15.49 m	49.53 m <sup>2</sup>	13.34 m <sup>2</sup>
	<b>P03</b>	Lavatory	ceramic plates	3.90 m	14.52 m	46.21 m <sup>2</sup>	10.01 m <sup>2</sup>
	<b>P04</b>	Locker F	Tarket	3.90 m	31.13 m	70.78 m <sup>2</sup>	50.71 m <sup>2</sup>
	<b>P05</b>	Hallway	epoxy resins	3.90 m	9.70 m	31.44 m <sup>2</sup>	5.87 m <sup>2</sup>
	<b>P06</b>	Hallway	epoxy resins	3.90 m	9.70 m	25.27 m <sup>2</sup>	6.08 m <sup>2</sup>
	<b>P07</b>	Hallway	epoxy resins	3.90 m	9.70 m	31.44 m <sup>2</sup>	5.87 m <sup>2</sup>
	<b>P08</b>	Hallway	epoxy resins	3.90 m	9.85 m	25.91 m <sup>2</sup>	6.07 m <sup>2</sup>
	<b>P09</b>	Locker M	Tarket	3.90 m	20.15 m	50.47 m <sup>2</sup>	25.00 m <sup>2</sup>
	<b>P10</b>	W.C.	ceramic plates	3.90 m	15.92 m	60.35 m <sup>2</sup>	14.35 m <sup>2</sup>
	<b>P11</b>	Lavatory	ceramic plates	3.90 m	13.63 m	31.41 m <sup>2</sup>	9.16 m <sup>2</sup>
	<b>P12</b>	First-aid room	epoxy resins	3.90 m	20.15 m	56.46 m <sup>2</sup>	25.38 m <sup>2</sup>
	<b>P13</b>	Production quality office	epoxy resins	3.90 m	20.55 m	75.16 m <sup>2</sup>	25.95 m <sup>2</sup>
	<b>P14</b>	Quality control office	epoxy resins	3.90 m	16.85 m	46.75 m <sup>2</sup>	16.48 m <sup>2</sup>
	<b>P15</b>	Maintenance office	epoxy resins	3.90 m	20.00 m	54.69 m <sup>2</sup>	24.98 m <sup>2</sup>
	<b>P16</b>	EXIT Hallway	epoxy resins	3.90 m	13.31 m	43.81 m <sup>2</sup>	8.02 m <sup>2</sup>
	<b>P17</b>	Customer reception	epoxy resins	3.90 m	20.01 m	50.23 m <sup>2</sup>	25.95 m <sup>2</sup>
	<b>P18</b>	W.C	ceramic plates	3.90 m	6.45 m	22.92 m <sup>2</sup>	2.21 m <sup>2</sup>
	<b>P19</b>	Toilettes	ceramic plates	3.90 m	7.28 m	24.77 m <sup>2</sup>	3.14 m <sup>2</sup>
	<b>P20</b>	Toilettes	ceramic plates	3.90 m	7.28 m	24.77 m <sup>2</sup>	3.14 m <sup>2</sup>
	<b>P21</b>	W.C	ceramic plates	3.90 m	6.46 m	23.81 m <sup>2</sup>	2.21 m <sup>2</sup>
	<b>P22</b>	Protocol room	carpet	3.90 m	14.64 m	35.81 m <sup>2</sup>	11.94 m <sup>2</sup>
	<b>P23</b>	Compressor room	epoxy resins	3.90 m	21.34 m	67.14 m <sup>2</sup>	20.36 m <sup>2</sup>

OFFICE BUILDING

CAFFETERIA

INDUSTRIAL  
BUILDING



SQMA

ARC  
PARC INDUSTRIAL



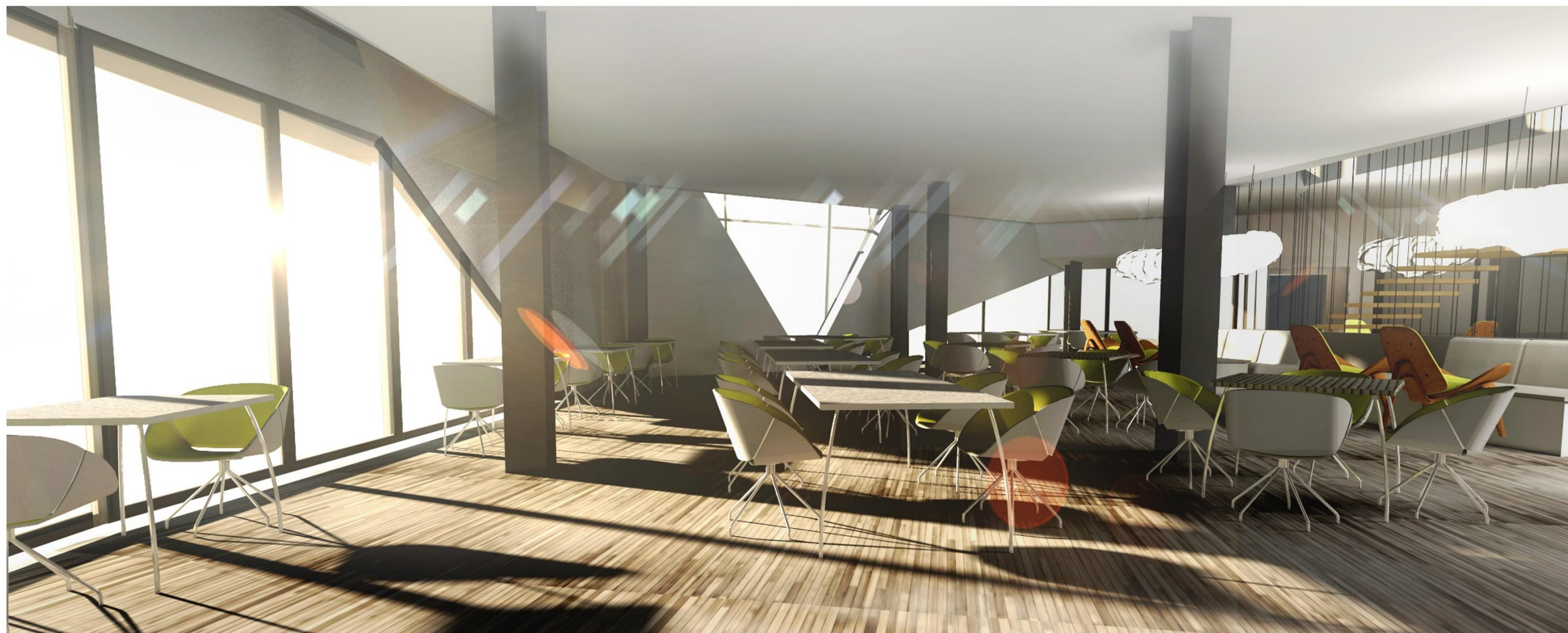
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PARC INDUSTRIAL



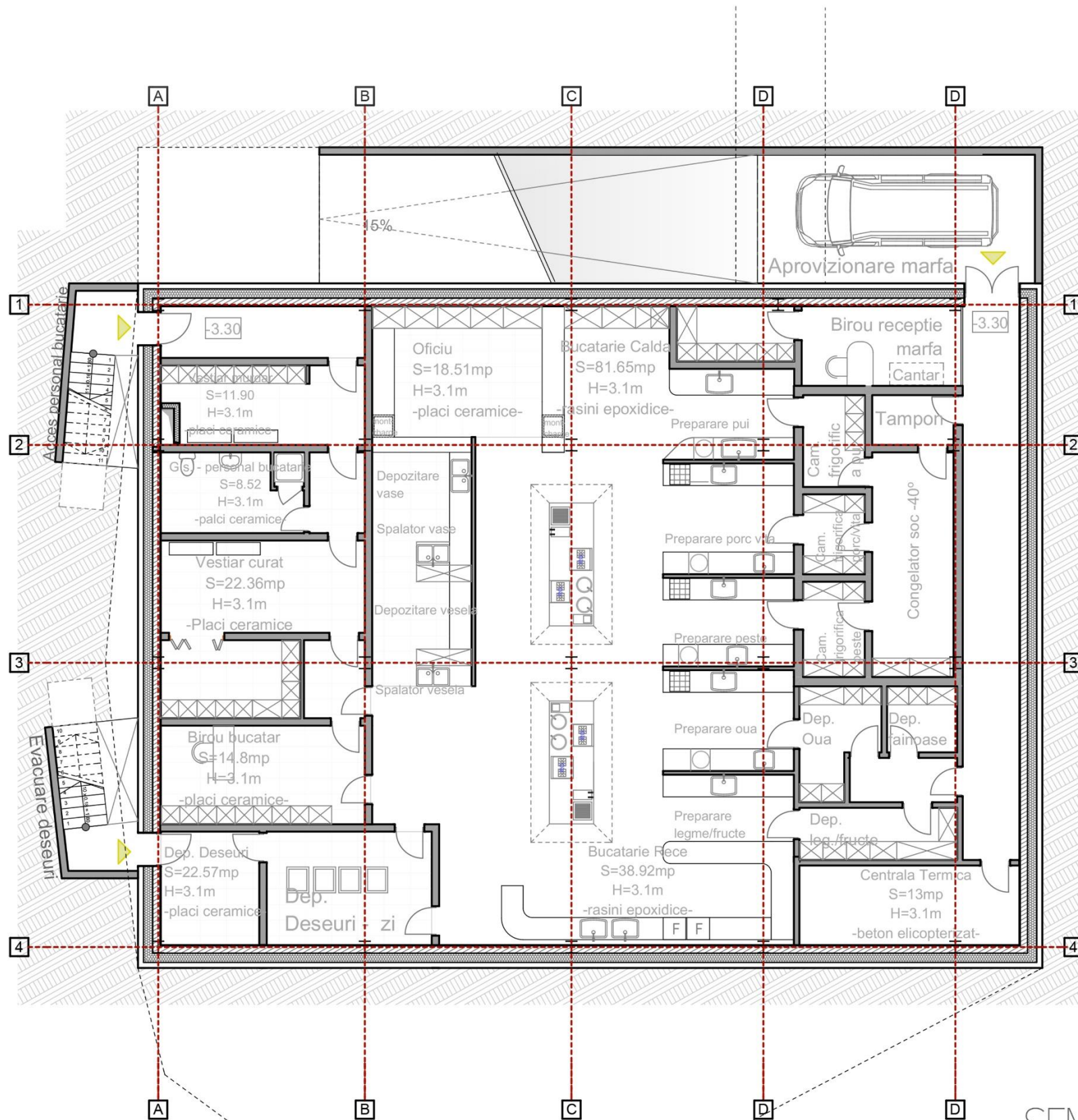




BULT	<b>SURFACE</b>	<b>= 568.00 MP</b>
USABLE	<b>SURFACE</b>	<b>= 970.00 MP</b>
NR. TOTAL	<b>CLIENTI</b>	<b>= 230</b>

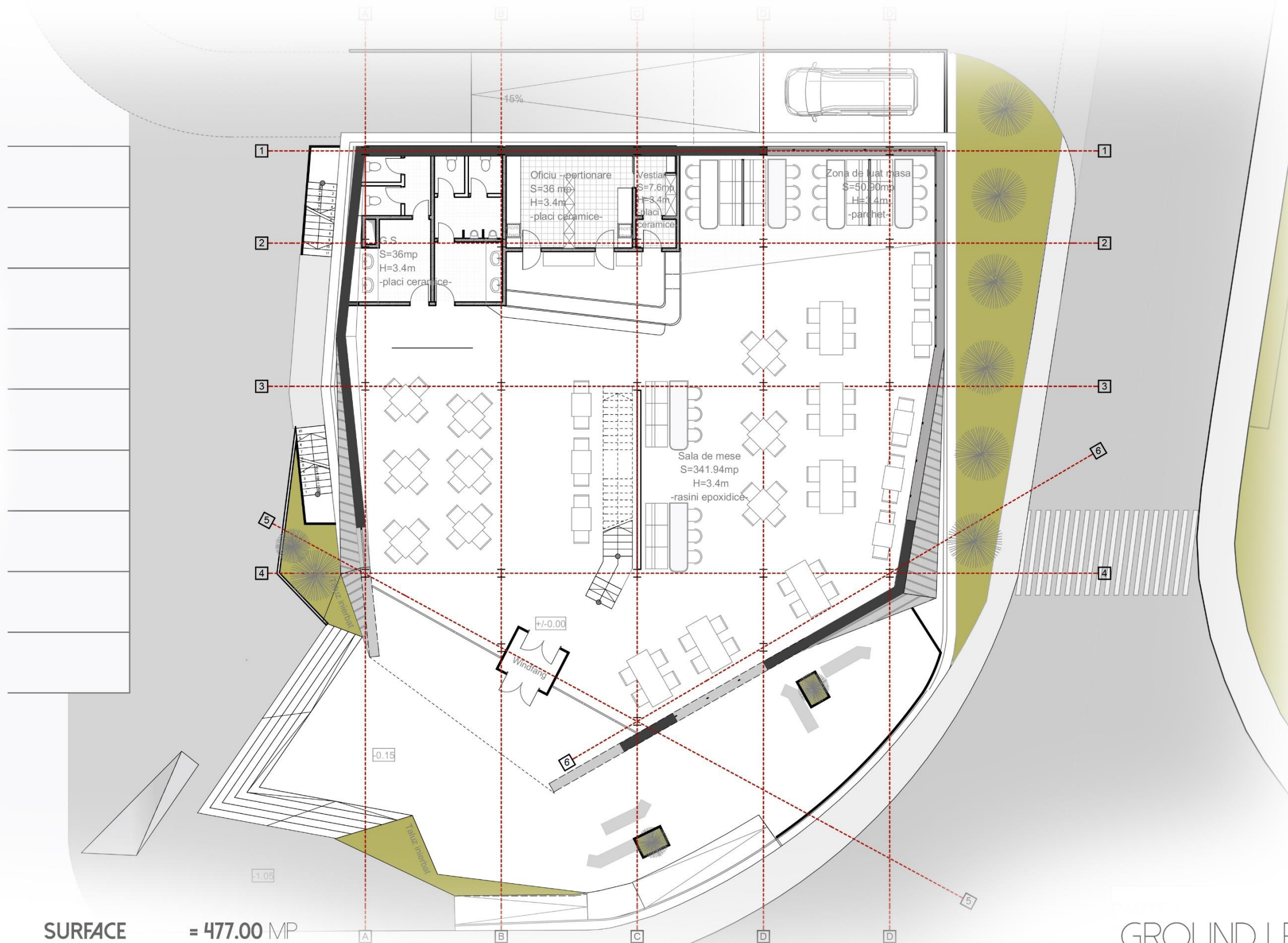
SITE PLAN





SEMI-BASEMENT LEVEL

TOTAL SURFACE = 404.00 MP

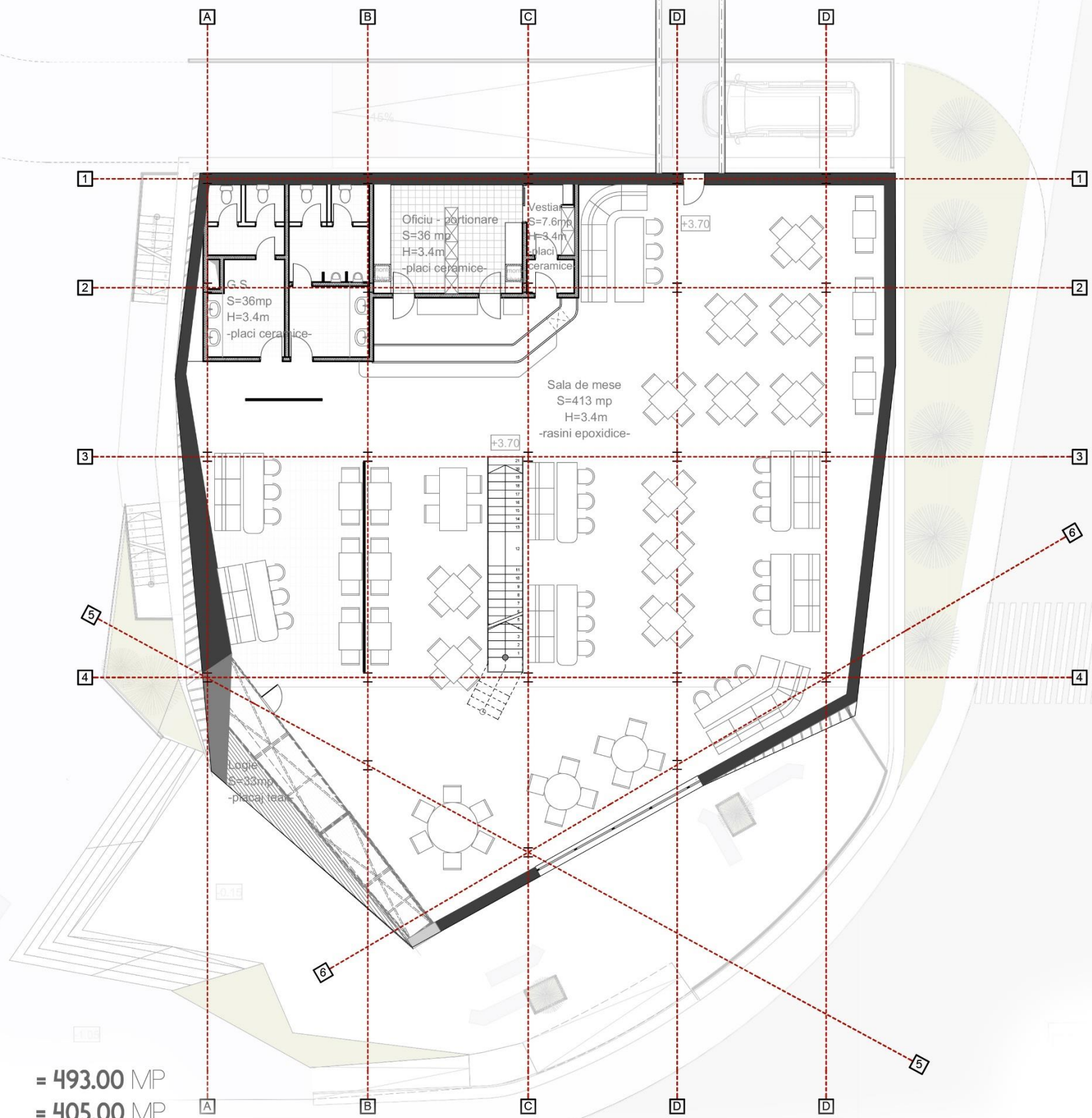


TOTAL  
USABLE  
NR. OF  
NR. OF

**SURFACE**  
**SURFACE**  
**CLIENTS**  
**PARKINGS**

= 477.00 MP  
= 376.00 MP  
= 108  
= 9

GROUND LEVEL



TOTAL  
USABLE  
NR. OF

**SURFACE**  
**SURFACE**  
**CLIENTS**

= 493.00 MP  
= 405.00 MP  
= 122

FIRST FLOOR





**CENTRALA SOLAR-FOTOVOLTAICA**  
putere instalata 3,289 MW

COMPLEX INDUSTRIAL  
S = 9,750 mp

CENTRALA SOLAR-FOTOVOLTAICA  
putere instalata 3,289

COMPLEX INDUSTRIAL  
S = 9,750 mp

HALA INDUSTRIALA  
S = 10,350 mp

HALA INDUSTRIALA  
S = 9,750 mp

CLADIRE ADMINISTRATIVA  
S = 3,200 mp

HALA INDUSTRIALA  
S = 9,750 mp

CLADIRE ADMINISTRATIVA  
S = 1,900 mp

HALA INDUSTRIALA  
S = 10,350 mp

HALA INDUSTRIALA  
S = 9,750 mp

HALA INDUSTRIALA  
S = 3,500 mp

HALA INDUSTRIALA  
S = 6,020 mp

HALA INDUSTRIALA  
S = 5,300 mp

Alee de acces

Valea Chiejdului

SC Tehnolog

Fujitsu

Office

Colectora

Industrial space  
S=3,500 sqm

Industrial space  
S=6,020 sqm

Industrial space  
S = 5,300 sqm

Auto parking  
30 places



MASTER PLAN

