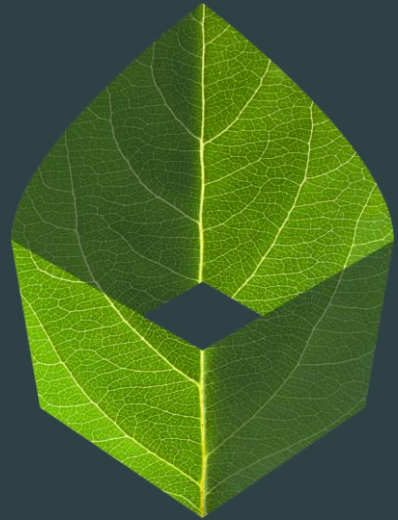


MLP

Bucharest West

Modern complex offering
a mix of warehouse
and office space for lease

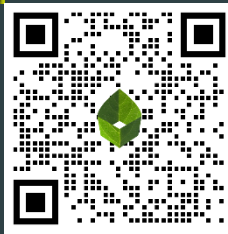


MLP
Bucharest West
Strada Macului 9
Chitila, Romania



Suitable for:
Land plot area:
Total area:
Location:

assembly, logistics, light industry, warehousing
18.3 ha
99,000 sqm
25 min to Bucharest City Centre



MLP
GROUP



OFFICE SPACES



TECHNICAL SPECIFICATION



Contact details:

MLP GROUP ROMANIA

One Tower, 165 Calea Floreasca, 6th Floor
sector 1, 014459, Bucharest - Romania
www.mlpgroup.com

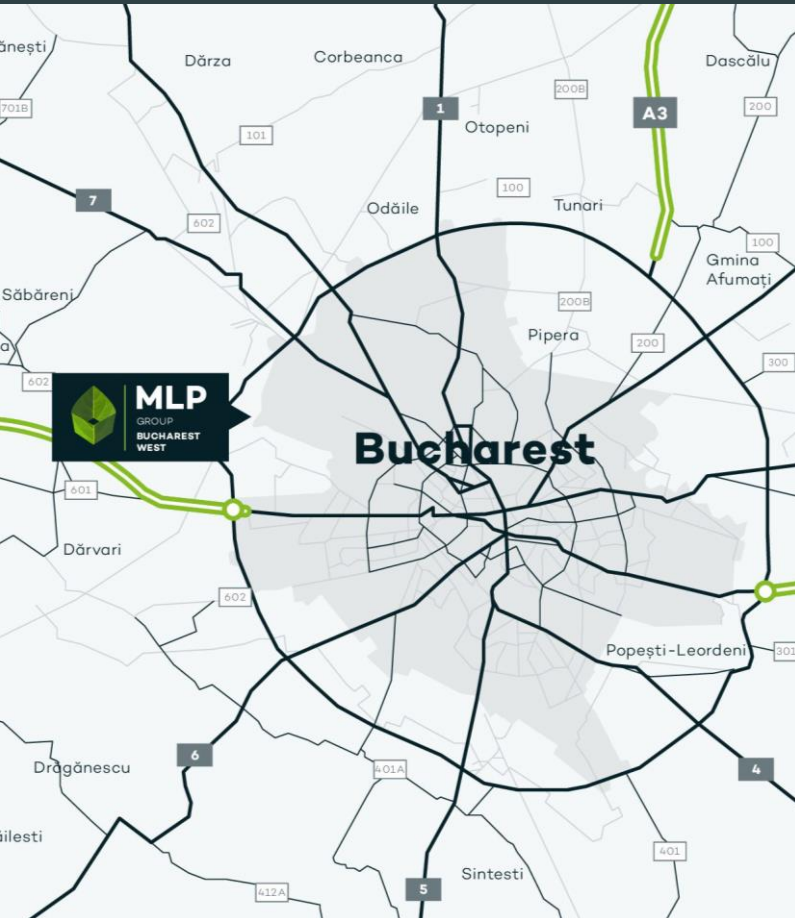
Olga Melihov

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MLP Bucharest West

MLP Bucharest West a new logistic and production park, will be built on a 18.3 ha plot and when completed shall offer total of 99,000 sqm of warehouses and light industry buildings MLP Bucharest West is located in Western Bucharest, near Chitila (Ilfov County).



Technical specification:

- Class A buildings
- Column grid: 12 m x 24 m
- Floor load-bearing capacity – 6T/m²
- 10.5/12 m net height
- Skylights and smoke flaps
- ESFR sprinkler system
- Gas heating
- LED lighting
- Office and staff amenity space at a client's request
- 24h security services

Distances:

- direct access to the site from the Bucharest Ring Road
- 8 min to A1 highway (to Pitesti)
- 15 min to the Henri Coanda International Airport
- 25 min to Bucharian City Centre
- between Romanian part of two European routes: E70 (National Road No. 6: Timisoara – Bucharest) and E60 (National Road No.1: Brasov - Bucharest)

Public transport services:

Given its close proximity to the city centre, the park enjoys good access to municipal transport services.

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Phase I – 22,700 sqm GLA – A1 & A2 - delivered in 2021 and fully leased
 Phase II – 16,000 sqm GLA – B1 & B2 - delivered Jan 2024 and fully leased
 Phase III – 20,000 sqm GLA – A3 & B3 - in construction, fully leased

Phase IV – 21,200 sqm GLA – C1, C2 - existing building permit - delivery Q1/Q2 2026
 Phase V – 16,600 sqm GLA – D1, D2 – existing building permit, delivery 2026-2027



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