



## Excellent Commercial Warehouse Space For Sale In Țibanești Romania



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 877,000

#### Location

Pays:	Roumanie
Adresse:	Țibănești
Indicatif régional:	707545
Soumis:	12/04/2025

#### Description:

Excellent Commercial Warehouse Space For Sale In Țibanești Romania

Esales Property ID: es5554562

Țibanești Romania

Prime Commercial Warehouse Facility For Acquisition In Țibănești, Romania: An Expansive Opportunity for Redevelopment and Investment – Price in UK Pounds £750,000

Introducing a substantial commercial property now available for purchase within Țibănești, Romania, presenting an exceptional prospect for investors, developers, and entrepreneurs seeking extensive industrial or logistical space. This sizable warehouse facility, encompassing a generous land area of 10,000 square meters, offers a blank slate for revitalization and adaptation to various commercial endeavors. Previously functioning as a significant manufacturing plant with a substantial workforce of 5,000 personnel, the property boasts considerable infrastructure and scale, awaiting a visionary buyer to unlock its latent potential.



Offered for sale in its current condition, this expansive complex necessitates certain refurbishments to restore it to optimal functionality. Notably, the roofing structure exhibits leakage requiring attention and repair. Despite this requirement for renovation, the sheer magnitude of the property and its strategic location within Țibănești present a compelling investment proposition. The existing structure provides a solid foundation for diverse commercial applications, ranging from warehousing and distribution to manufacturing, logistics, or even complete redevelopment into alternative uses, subject to local zoning regulations.

The immense footprint of the 10,000 square meter site provides ample outdoor area for parking, storage, expansion, or landscaping, offering flexibility for tailoring the property to specific operational needs. The existing building, having accommodated a large-scale industrial operation, likely benefits from significant internal space, high ceilings, and potentially robust utilities infrastructure, although thorough inspection and verification of these systems will be essential for prospective purchasers. The scale of the former factory underscores the inherent capacity of this location to support substantial commercial activities and a significant workforce, should the new owner choose to pursue similar ventures.

Țibănești's geographical position within Romania offers strategic advantages for transportation and access to regional markets. Further research into the local economic climate, labor availability, and infrastructure connectivity will be crucial for evaluating the long-term potential of this commercial asset. The availability of a property of this size in the area suggests an opportunity to establish a significant commercial presence or to capitalize on the demand for large industrial spaces within the region. This acquisition represents a chance to secure a substantial foothold in the Romanian commercial property market and to shape the future utilization of a significant industrial site.

## Detailed Examination of the Property's Attributes and Potential

This acquisition opportunity warrants a thorough investigation into the specifics of the existing structure and the surrounding land. While the property is presented in its as-is state, a comprehensive assessment of the building's structural integrity, beyond the identified roof issue, will be paramount. This includes evaluating the condition of the foundations, walls, flooring, and any existing internal divisions or installations. Understanding the layout and configuration of the former factory will enable prospective buyers to envision its suitability for their intended use and to plan necessary modifications efficiently.

The substantial 10,000 square meter land parcel offers considerable scope for external development. Depending on the intended commercial activities, this area could accommodate extensive parking facilities for employees and freight vehicles, dedicated loading and unloading zones, outdoor storage areas for materials or finished goods, or even the construction of additional buildings or extensions to the existing structure. The size of the site also allows for potential landscaping initiatives to enhance the property's overall appearance and functionality. Investigating local zoning regulations will be crucial to determine the permissible uses of the land and any restrictions on further development.

The fact that the property previously supported a workforce of 5,000 individuals suggests the presence of significant utilities infrastructure, including power supply, water access, and potentially waste management systems. However, the current state and capacity of these utilities will require careful



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evaluation to ensure they meet the needs of any future operations. Upgrading or expanding these systems may be necessary depending on the intended use of the facility. Similarly, the internal layout of the former factory, including any existing production lines, office spaces, or employee amenities, will need to be assessed for their suitability and potential for adaptation.

The leaky roof presents an immediate and necessary repair project. A detailed assessment of the roof's condition will determine the extent of the damage and the most appropriate remediation strategy. Addressing this issue promptly will be crucial to prevent further deterioration of the building's interior and to ensure a dry and secure environment for future operations. Obtaining quotes from qualified roofing contractors will be an essential step in evaluating the overall cost of bringing the property to a functional state.

### Țibănești, Romania: Location Analysis and Economic Context

A comprehensive understanding of Țibănești and its surrounding region is vital for assessing the investment potential of this commercial property. Located within Romania, the specific regional economic conditions, transportation networks, and labor market dynamics will significantly influence the success of any future commercial venture at this site. Researching the local infrastructure, including road access, proximity to major transportation routes, and the availability of skilled labor, will be crucial factors in the evaluation process.

Investigating the prevailing commercial property market in Țibănești and the broader region will provide insights into demand for industrial and warehouse space, rental rates, and potential for capital appreciation. Understanding the local business environment, including key industries and economic drivers, will help determine the most viable commercial uses for the property. Engaging with local authorities and business development agencies can provide valuable information regarding zoning regulations, potential incentives for investment, and the overall economic outlook for the area.

The historical operation of the site as a large-scale factory employing 5,000 personnel indicates the potential availability of a significant labor pool in the vicinity. Assessing the current unemployment rates and the skills and experience of the local workforce will be important for businesses that require a substantial number of employees. Understanding the local wage levels and labor regulations will also be crucial for operational planning.

The proximity of Țibănești to major transportation arteries, such as national roads or railway lines, will impact the logistics and distribution capabilities of any future commercial enterprise operating from this location. Evaluating the accessibility of the site for large freight vehicles and the efficiency of transportation links to key markets and supply chains will be essential considerations.

### Strategic Investment and Redevelopment Opportunities

The acquisition of this substantial commercial warehouse facility in Țibănești represents a strategic investment opportunity with significant potential for value creation through redevelopment and repurposing. The sheer scale of the property and the expansive land area provide a flexible platform for a variety of commercial endeavors.



For investors seeking to capitalize on the demand for warehouse and distribution space, the existing structure can be renovated and adapted to modern logistical requirements. Upgrading the roofing, improving internal layouts for efficient material flow, and enhancing loading and unloading facilities can transform the property into a prime distribution hub. The ample land allows for the development of additional warehousing capacity or external storage areas.

For manufacturing businesses, the existing infrastructure, potentially including high ceilings and robust power supply, can be leveraged to establish or expand production operations. Adapting the internal layout to accommodate specific manufacturing processes and investing in necessary equipment upgrades can create a substantial production facility. The availability of a large potential labor pool in the area can be a significant advantage for manufacturing ventures.

Beyond traditional industrial uses, the size and location of the property may also present opportunities for complete redevelopment into alternative commercial uses, such as a logistics park, a large-scale retail center, or even a mixed-use development incorporating commercial and residential elements, subject to local zoning regulations and market demand. The 10,000 square meter site offers the space for ambitious and transformative projects.

The current as-is condition of the property allows a new owner to tailor the renovations and upgrades precisely to their specific needs and vision, avoiding the cost of undoing previous modifications that may not be suitable. This blank slate approach offers maximum flexibility in shaping the future of the site.

In conclusion, the sale of this substantial commercial warehouse facility in Țibănești, Romania, presents an exceptional opportunity to acquire a significant industrial asset with immense potential for redevelopment and investment. The expansive 10,000 square meter site and the large-scale existing structure, previously a factory employing 5,000 personnel, provide a solid foundation for a wide range of commercial applications. While the property requires certain repairs, most notably to the roof, this presents a chance for a new owner to customize the renovations and upgrades to their specific requirements.

Țibănești's strategic location within Romania offers access to regional markets and a potentially large labor pool. Thorough due diligence into the local economic conditions, infrastructure, and zoning regulations will be crucial for maximizing the return on this investment. The sheer scale of the property allows for ambitious redevelopment projects, catering to the growing demand for industrial, logistical, or even alternative commercial spaces. This acquisition represents a unique chance to secure a substantial foothold in the Romanian commercial property market and to transform a significant industrial site into a thriving commercial hub. The potential for value creation through strategic investment and redevelopment makes this a compelling prospect for discerning buyers seeking a large-scale commercial opportunity.

## ABOUT THE AREA



Țibănești is a commune situated in Iași County, within the historical region of Moldavia in northeastern Romania. This rural locality is characterized by its agricultural landscape, with rolling hills and fertile plains supporting various farming activities. The area retains a traditional Romanian village charm, with a slower pace of life and a strong connection to its cultural heritage. While not a major urban center, Țibănești serves as a local hub for the surrounding villages, providing essential services and a sense of community for its residents. The architectural style often reflects traditional Moldavian influences, with older houses featuring distinctive regional designs.

The commune of Țibănești is comprised of several smaller villages, each contributing to the overall character of the area. Agriculture plays a significant role in the local economy, with many residents involved in farming and related activities. The landscape is dotted with cultivated fields and pastures, reflecting the rural nature of the region. While modern amenities are present, the area retains a strong sense of its traditional roots, evident in local customs and celebrations. The community life is often centered around local churches and cultural events, preserving the rich folklore and traditions of Moldavia.

Țibănești offers a peaceful and scenic environment for those seeking a retreat from more urbanized areas. The natural beauty of the Moldavian countryside provides opportunities for leisurely walks and exploring the rural landscapes. The local culture, with its emphasis on community and tradition, offers a glimpse into the authentic Romanian way of life. While not a primary tourist destination, visitors interested in experiencing rural Romania and its cultural heritage may find Țibănești and its surroundings appealing. The warmth and hospitality of the local people are often highlighted as a key aspect of the region.

For travelers arriving by air, the nearest major international airport to Țibănești is Iași International Airport (IAS), located approximately 40 to 50 kilometers to the northeast. Iași Airport offers both domestic and international flights, connecting the region to various cities within Romania and Europe. From Iași Airport, travelers can reach Țibănești by car, taxi, or local bus services, although bus connections to smaller communes may require transfers or less frequent schedules. The journey by road typically takes around 45 minutes to an hour, depending on the specific village within the Țibănești commune and traffic conditions.

## MAiN FEATURES:

- \* Construction area is approx. 11000 m<sup>2</sup> and land is 5,500 m<sup>2</sup>
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Great base from which to discover other fantastic areas of Romania
- \* Huge potential for commercial rentals when redeveloped

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## Commun

Pied carré fini: 11000 m<sup>2</sup>  
Dimesions du lot: 5500 m<sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.802.878

