



## Prime Industrial Warehouse for Sale - Balotesti, North of Bucharest



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,403,115.47

### Location

Pays:	Roumanie
État/Région/Province:	Bucarest
Soumis:	03/04/2026
Description:	Located in Balotesti.

### Prime Industrial Warehouse for Sale – Balotesti, North of Bucharest

This premium industrial warehouse in Balotesti offers a rare opportunity for investors and companies looking to secure a modern, strategically located asset with immediate operational readiness.

Positioned in one of the most dynamic logistics corridors North of Bucharest, the property benefits from excellent connectivity and strong long-term growth potential.

### Strategic Location

Located in Balotesti, with direct access to the A3 Motorway and the Bucharest A0 Northern Ring Road, ensuring fast connections to all major transport routes.

The property is also in close proximity to Henri Coanda International Airport, making it highly attractive for logistics, distribution, and e-commerce operations.

### Property Overview



- **Land Area:** 8,000 sqm
- **Built Area:** 4,000 sqm
- **Construction:** New development, built to high industrial standards
- **Utilities:** Connected to water and sewage networks
- **Power Supply:** Three-phase electricity
- **Fire Safety:** Fully authorized, ISU compliant

## Why This Property Stands Out

### Top-tier connectivity

Immediate access to A3 and A0 places the asset within a key logistics hub, reducing transport time and operational costs.

### Institutional-grade construction

Developed using high-quality materials and modern building standards, ensuring long-term durability and low maintenance costs.

### Scalability & flexibility

The generous land plot allows for operational flexibility, future expansion, or reconfiguration based on business needs.

### Plug & play asset

Fully equipped and connected to utilities, the warehouse is ready for immediate use—no additional investment required.

## Key Features

- Large access areas for trucks and heavy vehicles
- Ample on-site parking
- Modern ventilation and lighting systems
- Full compliance with fire safety regulations

## Ideal For

- **Logistics & Distribution Hubs**
- **Light Industrial / Assembly Operations**
- **E-commerce Fulfillment Centers**

## Investment Highlights

- Strategic location in Bucharest North growth corridor
- Strong demand for modern logistics spaces
- Excellent accessibility to highways and airport
- Immediate income-generating or operational potential



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**Price: €2,900,000 + VAT**

Flexible sale terms depending on buyer profile and transaction structure.

**For further details or to schedule a private viewing, please get in touch.**

**Listing Code: TET0016669**

## **Commun**

Chambres:	1
Salle de bains:	4
Pied carré fini:	4000 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web:	<a href="http://www.arkadia.com/MGPD-T17233/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MGPD-T17233/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Contact information**

IMLIX ID:	16669
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