



## Industrial Production Facility & Office Building for Sale | Strategic Bucharest Ring Road Location Premium Industrial Asset



### Agent Info

Name: ArKadia  
Company  
Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 980,686.83

### Location

Country: Romania  
State/Region/Province: Bucuresti  
Posted: Jul 14, 2026  
Description:  
Located in Bucuresti.

Industrial Production Facility & Office Building for Sale | Strategic Bucharest Ring Road Location

Chestertons Romania is pleased to present an exceptional investment opportunity: a fully operational industrial property comprising production facilities, modern office space, and extensive land, strategically positioned with direct access to the Bucharest Ring Road.

Designed to support a wide range of industrial operations, this asset is ideally suited for manufacturing, logistics, warehousing, distribution, light industrial activities, or as a regional headquarters and production hub.



Built in 2007 and maintained to high operational standards, the property benefits from a robust technical infrastructure, offering immediate functionality and long-term investment potential.

## Key Property Highlights

Year of Construction: 2007

Building Footprint: 750 sq m

Total Built Area: 1,850 sq m

Office Space: approximately 500 sq m

Land Area: 2,850 sq m

Four street-access gates, including three direct access points from the Bucharest Ring Road

Excellent accessibility for heavy vehicles and logistics operations

## Technical Specifications & Infrastructure

The property is comprehensively equipped to accommodate demanding industrial activities:

Dedicated 1,000 KVA power transformer

Private water well

Complete fire detection and firefighting system, including internal and external hydrants

Dedicated fire water reserve

CCTV surveillance system with 64 cameras

Access control and employee time management system

HVAC and climate control systems

Intrusion alarm system

Water treatment station (chlorination and softening)



Industrial sectional doors for equipment and vehicle access

Reinforced industrial flooring designed to withstand loads of up to 3 tons per rack leg

Dedicated raw materials storage area

Two elevators for goods and personnel transportation

Water supply network

Compressed air distribution network

Natural gas and sewage connections

LED interior and exterior lighting systems

Security gatehouse

Staff welfare and social facilities

TIR truck loading docks

Investment Opportunity

This property represents an outstanding opportunity for investors, owner-occupiers, manufacturers, and logistics operators seeking a fully serviced industrial asset in one of Bucharest's most strategic industrial corridors.

Its direct Ring Road exposure, extensive infrastructure, and turnkey operational capabilities significantly reduce implementation time and capital expenditure for future occupants.

Whether acquired as a long-term investment, owner-occupied production facility, or logistics platform, this asset offers strong potential for value preservation and operational efficiency.

The property will be available for handover starting from July 1, 2027.

## **Common**



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|                   |           |
|-------------------|-----------|
| Bedrooms:         | 10        |
| Bathrooms:        | 3         |
| Finished sq. ft.: | 1600 sq m |

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MGPD-T19830/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T19830/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: rom23380

