

LOCATION MATTERS

Choosing the right warehouse location in Romania

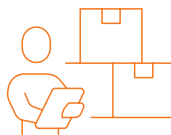
WDP

Warehouses With Brains

WDP is your partner for the development and lease of logistics real estate on a permanent or temporary basis. WDP is a listed family business that has grown, since its foundation in 1977, into the market leader in the Benelux with the development and rental of logistics real estate. WDP buys, develops, manages, and rents logistics real estate in a distinctive way: sustainable in all respects.

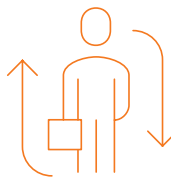


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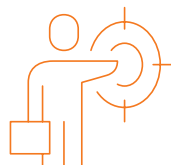
Build to Suit

With a fully customised warehouse or production facility that matches your operational needs, we give your supply chain the backbone it deserves. GDP, TAPA, ADR, Cross-dock, Multilayer, Frozen & Cooled, Automated, ... you name it.



Sale & Lease Back

Discover the untapped potential of your real estate giving you quick and easy access to the resources you need to invest in your core business and to pursue your growth strategy. You remain fully committed to healthy business operations and an optimal balance.



Redevelopment

As your one-stop-shop partner for logistics real estate, we are ready to give your site a new lease on life. With all the right know-how in place, a dedicated project management team, and a tight organizational approach, you can rest assured that your brownfield redevelopment project will be a breeze.

Business type and industry

The nature of your business and the industry you operate in can significantly influence the choice of warehouse location. Whether your focus is on pure logistics or includes manufacturing, certain locations may offer strategic benefits:



Logistics companies:

proximity to major transportation hubs, ports, and highways is crucial for efficient distribution.



Manufacturing businesses:

locations with access to raw materials, skilled labour, and proximity to factories or production facilities can be advantageous.



E-commerce:

fast access to urban centres for quick delivery times is essential.



Cold storage:

proximity to agricultural regions or import / export hubs may be beneficial.

Understanding the specific needs of your business can help identify the most strategic location to support your operations and growth.

Featured WDP warehouse locations in Romania

WDP offers a variety of prime warehouse locations across Romania, each with its own unique advantages:

Western Romania

Western Romania offers strategic locations ideal for serving international markets, especially due to its proximity to the borders with Hungary and Serbia.

- **Proximity:** close to the Hungarian and Serbian borders.
- **Labour skills:** diverse talent pool with language skills for international business.

Timișoara – Dumbrăvița

Timișoara is a significant industrial and economic hub in western Romania, providing a gateway to Central and Western Europe.

- **Connectivity:** excellent road and rail links to Hungary, Serbia, and the rest of Europe.
- **Labour market:** well-developed with a diverse talent pool, including multilingual workers, which is crucial for international business operations.
- **Cultural importance:** famous for its universities, Timișoara is also an important cultural center.

Arad

Another key location in Western Romania, Arad serves as a major transport and logistics hub.

- **Transport links:** proximity to major highways and railways connecting to Western Europe.
- **Labour force:** a skilled workforce with expertise in logistics and transport, making it an attractive location for warehousing and distribution centres.
- **Strategic importance:** Proximity to the many factories in the region.

Bucharest and surrounding areas

These locations benefit from proximity to Romania's capital.

- **Transportation:** access to major highways around Bucharest, Henri Coandă International Airport, and the Danube River.
- **Labour force:** a rich pool of skilled labour available in the capital region, ensuring operations run smoothly.

Dragomirești

Situated close to Bucharest, Dragomirești offers excellent connectivity to the capital and the rest of the country.

- **Labour market:** high availability of skilled and semi-skilled workers, benefiting from the capital's extensive labour pool.

Fundulea

Fundulea's strategic location near the A2 highway ensures quick access to both Bucharest and the Black Sea port of Constanța.

- **Labour costs:** lower labour costs while maintaining proximity to Bucharest, making it a versatile choice for various logistics needs.

Ștefănești

Proximity to Bucharest and major highways makes Ștefănești a prime location for companies looking to enhance their supply chain efficiency.

- **Labour availability:** high availability of labour with moderate costs, reflecting the blend of urban and suburban workforce characteristics.

Popești-Leordeni

Popești-Leordeni's proximity to Bucharest ensures quick access to the capital's market, making it an excellent choice for distribution centres or manufacturing facilities.

- **Labour pool:** high availability of labour with moderate costs due to the urban influence, ensuring efficient operations.

Chitila

Chitila is situated in the north-western side of Bucharest, in the immediate vicinity of the capital, along the Bucharest city ring road, providing fast access to the capital city and the rest of the country via the A1, A2, A3 highways and the future A0 highway.

- **Labour market:** Cost effective workforce ensured from the surrounding villages.



Central Romania

Central Romania is ideal for nationwide distribution due to its geographic centrality and excellent connectivity.

Connectivity: good road and rail connections, nearby airports.

Labour market: strong in university cities like Cluj-Napoca and Braşov.

Cluj-Napoca – Apahida

Cluj-Napoca is one of Romania's major economic centres, offering robust infrastructure and a dynamic labour market. It's a central location for northern and central Romania.

Connectivity: excellent road and rail links, proximity to Cluj International Airport.

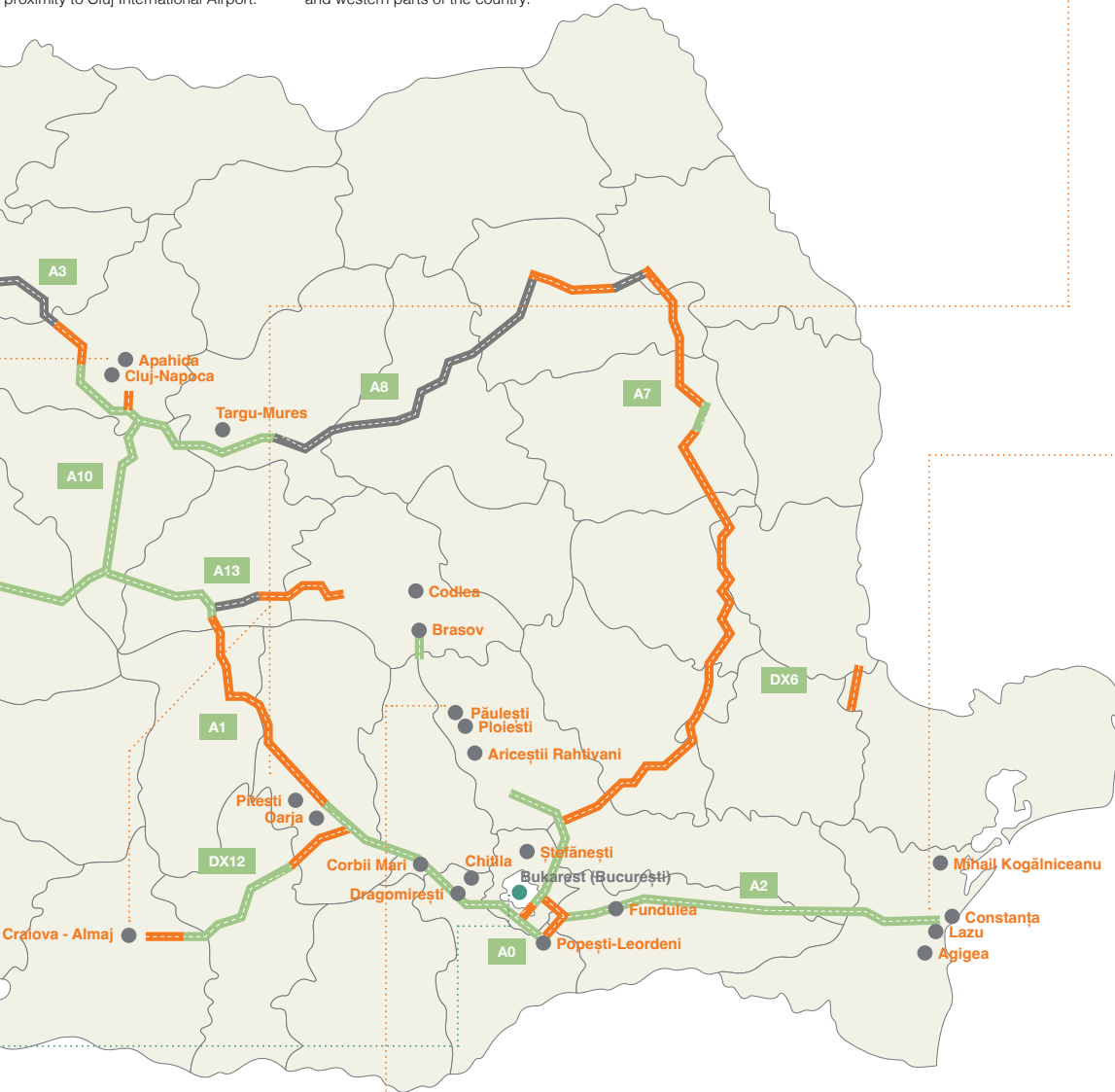
- **Labour availability:** high availability of skilled workers with good language skills, particularly in logistics, manufacturing, and IT sectors.

Braşov – Codlea

Vital logistics hub connecting the eastern and western parts of the country.

- **Transport link:** key highways and rail connections enhance accessibility

- **Labour market:** high availability of skilled labour with moderate costs, benefiting from Braşov's industrial and educational heritage. Labour force with good language skills.



and the extensive railway network, allowing for smooth logistics.

With a skilled labor force, many candidates with higher education, the technical capabilities and studies are provided by universities in Bucharest.

Connectivity: Public transportation is available at the entrance of the park (bus R429) and the Chitila train station is located 1.3 km away, making this park an ideal location for production & logistics access.

Corbii Mari

Located near the A1 highway, Corbii Mari is perfect for businesses looking to streamline their operations between Bucharest and Piteşti.

Labour costs: low labour costs and moderate availability, making it an attractive location for cost-sensitive logistics operations.

Ploieşti Area

Located north of Bucharest, these sites leverage Ploieşti's industrial heritage.

- **Connectivity:** excellent connections to Bucharest, local airports, and major train stations.
- **Labour market:** high availability of skilled and semi-skilled workers.

Ploieşti – Ariceştii Rahtivani

Ideally situated for businesses targeting Romania's industrial heartland.

- **Labour market:** a robust labour market, with lower costs compared to Bucharest, making it suitable for various industrial and logistics operations.

Ploieşti – Păuleşti

Offers strategic advantages for businesses in the northern part of Bucharest.

- **Labour availability:** high availability of labour at relatively low costs, benefiting from Ploieşti's industrial base.

Southern Romania

These southern locations are well-positioned for serving both domestic and international markets, leveraging their strategic geographical position.

Craiova - Almaj

Craiova is an industrial city of critical importance in southern Romania, with significant investments in the automotive and manufacturing sectors.

- **Connectivity:** strong road and rail links to Bucharest and other major cities.
- **Labour market:** a skilled and affordable labour force, particularly in manufacturing and logistics.

Piteşti – Oarja

Piteşti is another key industrial and logistics hub, known for its automotive industry.

- **Proximity:** near the A1 highway, facilitating quick access to Bucharest and other regions.
- **Labour force:** skilled labour available, with a focus on the automotive and logistics sectors.

Black Sea Coast

These locations offer strategic access to maritime trade routes.

- **Key facilities:** Port of Constanţa, Mihail Kogălniceanu International Airport, major roads connecting to other parts of Romania.
- **Labour market:** specialised in maritime and logistics sectors, ensuring efficient handling of international trade logistics.

Constanţa – Mihail Kogălniceanu

Prime location for businesses heavily involved in import-export activities, thanks to its proximity to the Port of Constanţa and Mihail Kogălniceanu International Airport.

- **Labour market:** a good availability of labour, specialised in logistics and maritime sectors, though costs may be slightly higher due to the specialised nature of the workforce.
- **Strategic importance:** direct access to maritime routes makes it ideal for businesses looking to streamline their international supply chains.

Constanţa – Lazu

Lazu boasts of a great location for national and international logistics: it has direct access from the E87/A2 highway (Constanţa – Bucharest), via the A4 ringroad.

- **Labour market:** Similar to Mihail Kogălniceanu and Agigea, due to its strategic positioning, Lazu can benefit from highly skilled labor force.
- **Strategic importance:** The park is located in the immediate vicinity of the Black Sea harbor of Constanţa. The connection to the entrance of the harbor is very convenient via the A4 highway, and there is the possibility to connect the site to the national railway network (connecting also to the port's internal railway network).

Constanţa – Agigea

Located even closer to the port, this site offers unparalleled access to maritime trade routes, making it perfect for logistics companies focusing on international shipments.

- **Labour market:** similar to Mihail Kogălniceanu, with a focus on logistics and maritime skills.
- **Advantages:** direct port access ensures quick turnaround times for shipping operations, enhancing overall efficiency.



Transylvania Evolution is a private initiative dedicated to economic and social growth by developing solid business partnerships, offering tailored solutions to local and foreign investors, in synergy with local authorities. We are accelerating the long-term coherent consolidation and development of the Cluj Metropolitan Area and the Transylvania region.

Cluj-Napoca - Klausenburg - Kolozsvár - “The Heart of Transylvania Region”, is a dynamic and cosmopolitan city, an important business destination in Southeast Europe, with a remarkable potential for investment, but also a major center of education and culture.

Cluj Metropolitan Area - through the strategic synergy of Cluj-Napoca, Florești and Apahida is consolidating its position as a major pole of socio-economic development in Romania and Eastern Europe.

420,000 INHABITANTS

80,000 + STUDENTS

10 UNIVERSITIES

2.5 MIO CATCHMENT AREA / 2H DRIVE

9 CAPITALS AT 12 H DRIVE DISTANCE

50 CITIES DIRECT INTERNATIONAL FLIGHTS

BEST DIGITAL INFRASTRUCTURE

**NO.1 IN
ROMANIA**

ATTRACTING NEW INHABITANTS
RETENTION OF STUDENTS
HIGH SKILLED EMPLOYMENT
AVERAGE LANGUAGES SPOKEN BY
POPULATION
QUALITY OF LIFE

**CLUJ-NAPOCA
KLAUSENBURG**

**THE HEART OF
REGIONAL GROWTH
IN TRANSYLVANIA**

