



# GlobalVision

A FUTURE TO SHARE

## CONSTANȚA BUSINESS PARK

**The largest mixed-use project in Southeastern Europe**

LOGISTICS & INTERMODAL FACILITIES



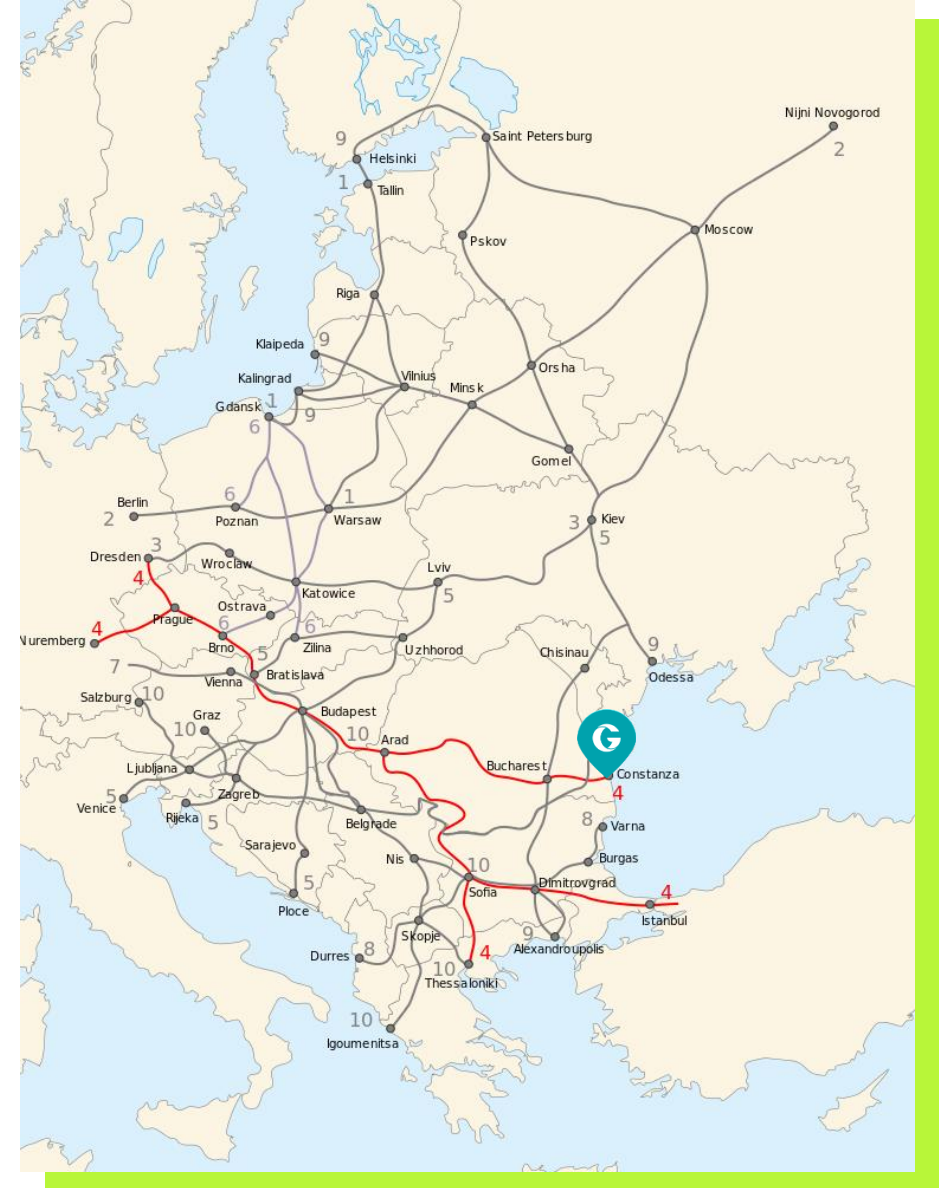
# Key considerations

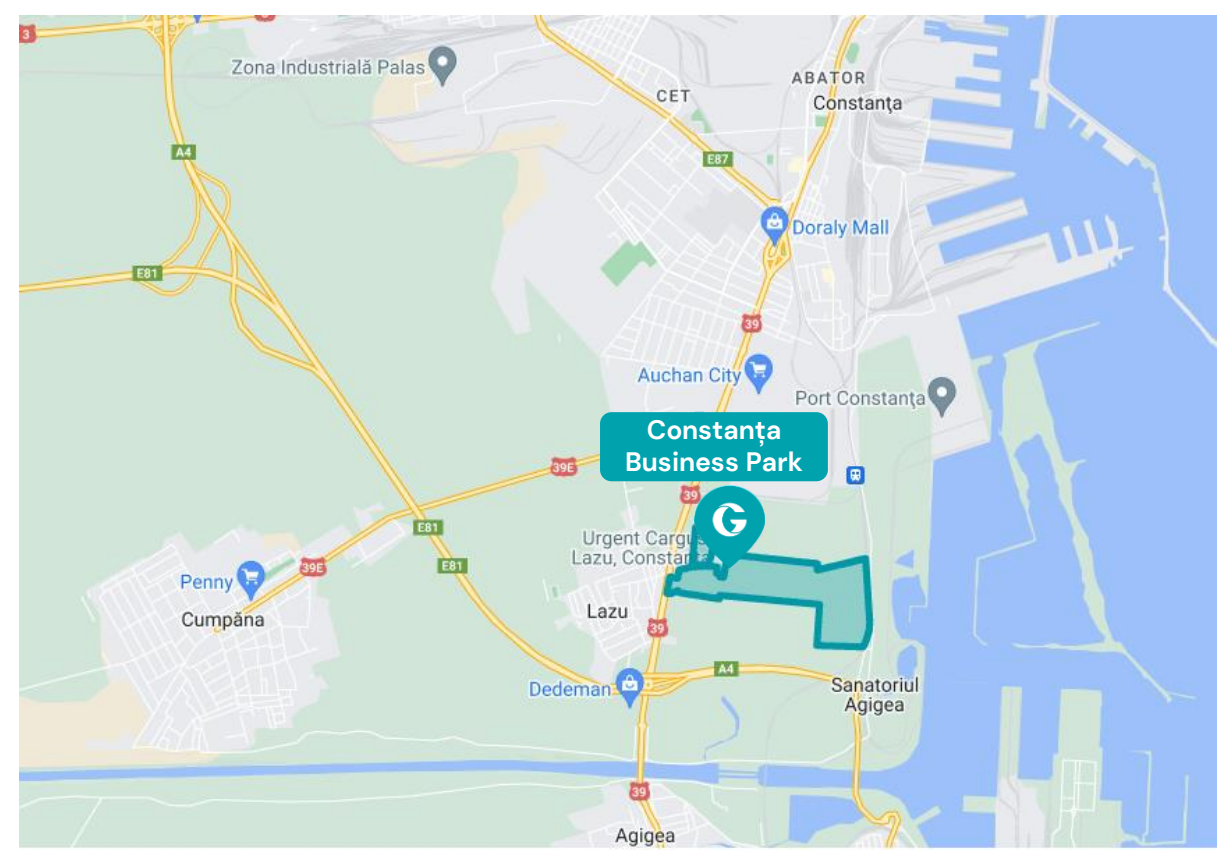
## LOCATION

- Strategically located in Constanta county, along the Pan-European transport corridor no. 4, linking the park with Western Europe
- Access to A4 & A2 highways, linking the park with the capital city
- Easy access from Bucharest city to the Central & Western part of the country is available via a network of highways (A1& A3) and national roads
- Location providing access to the full range of transportation infrastructure: air, road, rail, maritime and river ways available nearby

## PROJECT HIGHLIGHTS

- Total land surface: 100 ha
  - At completion, the park will include 3 main areas: industrial and logistics warehouses with on-site intermodal terminal, retail units, and offices & accommodation area
  - Green energy solutions (incl. PV panels) to be implemented
  - Already delivered surfaces (Phase I & II):
    - Warehouse spaces B1 & B2 units : 40,000 sq. m (in total)
  - Permitting (Phase III):
    - Further development of warehouse units B3 & B4: 40,000 sq. m (delivery within 10 months)
- Intermodal terminal – development in phases; completion of project expected within 48 months





## Location

- Direct access from E87 road, with existing roundabout
- 1 km away from A4 highway connection, linking the park with the capital city
- Next to the Port of Constanta
- Link to Agigea North train station for the future intermodal terminal to service the park
- 5.5 km away from Constanța city center
- 34 km away from Mihail Kogalniceanu International Airport
- 16.8 km away from Tuzla Aerodrome

[CLICK HERE FOR GOOGLE MAPS LINK](#)

# Key Advantages



CONSTANTA COUNTY,  
ACCESS TO A4 HIGHWAY



ASSET & PROPERTY  
MANAGEMENT SERVICES



24/7 SECURITY



FOCUS ON  
SUSTAINABILITY



PUBLIC TRANSPORTATION  
AVAILABLE



PARKING



NEXT TO PORT OF  
CONSTANTA



WORKFORCE  
AVAILABILITY



FLEXIBLE DESIGN



# Key Advantages



ACCESS WAYS



STRATEGIC LOCATION



[CLICK HERE FOR GOOGLE MAPS LINK](#)

# Technical Specifications

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- Total land surface: 100 ha
- Development of up to 500,000 sq. m as follows: – Logistics and production area (class A units): 8 buildings totalling 160,000 sq. m – Intermodal terminal: 130,000 sq. m + 85,000 sq. m concrete platform areas – Services Area South: up to 13 ha dedicated for retail functions – Services Area North: 12,5 ha dedicated for offices and accommodation units
- All utilities available
- Clear height 10.5 m
- Floor load capacity 5t/ sq. m
- Loading docks 1/ 800 sq. m
- Grid 24 m x 12 m
- LED lighting
- ESFR sprinkler system
- Trucks and car parking areas

Efficiency & flexibility of design: possibility to accommodate tenants' requirements, in order to get the most cost-effective project, in terms of investment and use of space

# DEVELOPMENT OVERVIEW

Logistics area: up to approx. 160,000 sq. m of class A warehouse space

**B1 & B2 units: 40,000 sqm (fully occupied)**

**B3 & B4 units: 40,000 sqm available for pre-lease**

Permitting phase – delivery in Q3 2023  
40,000 sqm of class A warehouse (each building has 20,000 sq. m)

Services area: up to 30,000 sq. m dedicated to other types of activities (e.g. hospital facilities)

Intermodal terminal: approval obtained to connect to national railway infrastructure

Business park area: offices and accommodation units will be added, based on demand

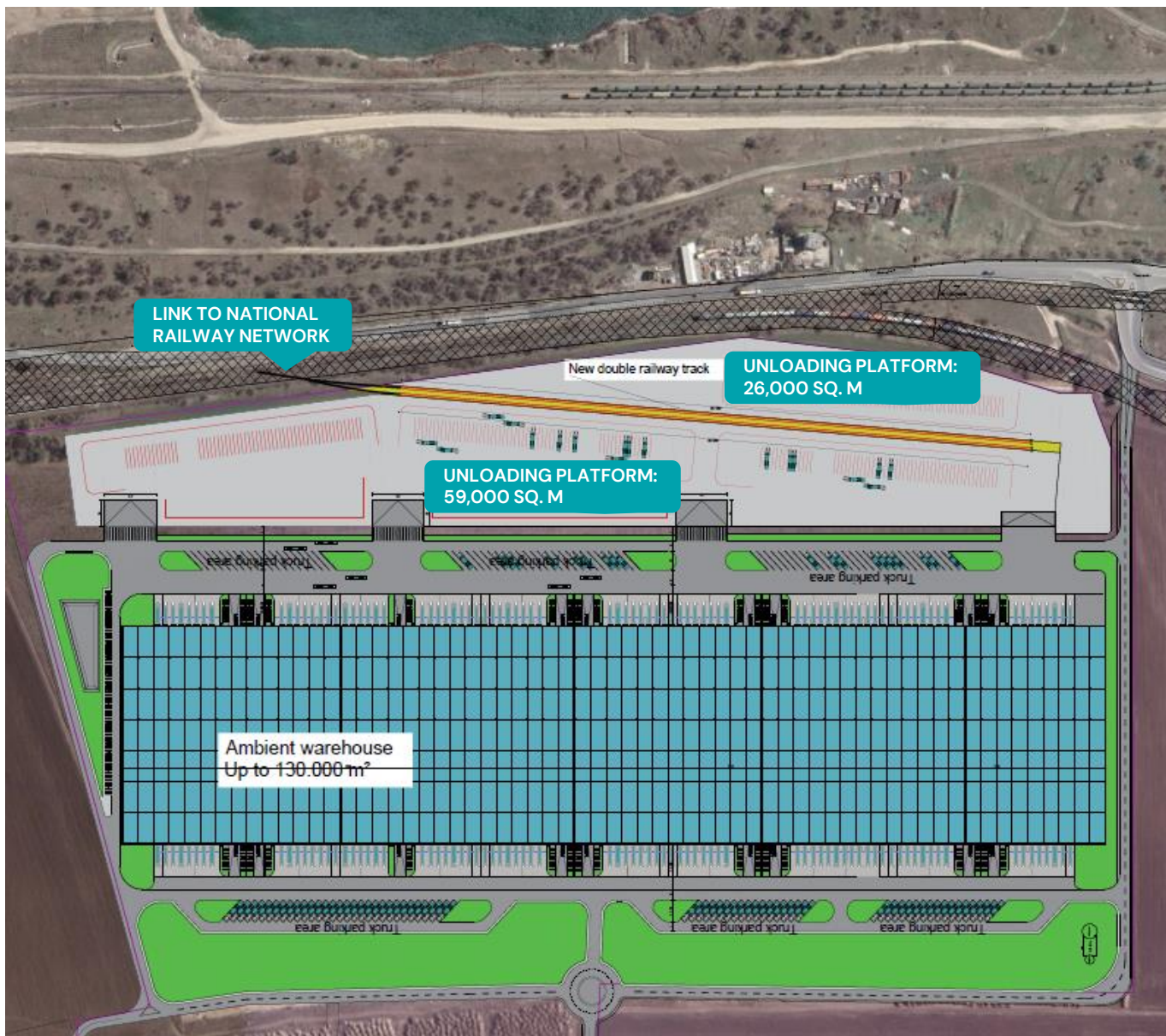
UNITS AVAILABLE FOR PRE-LEASE (minimum surface of approx. 1,500 sqm)



# Availabilities

AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
20,000 sq. m	B3	–	Under Construction	Available for pre-lease. Development within 10 months
20,000 sq. m	B4	–	Under Construction	Available for pre-lease. Development within 10 months
20,000 sq. m	B5	–	Planned	BTS opportunities
20,000 sq. m	B6	–	Planned	BTS opportunities
20,000 sq. m	B7	–	Planned	BTS opportunities
20,000 sq. m	B8	–	Planned	BTS opportunities
130,000 sq. m	T		Planned	Intermodal terminal warehouse – BTS opportunity
150,000 sq. m	Services Area North	–	Planned	BTS opportunities – offices and accommodation units
60,000 sq. m	Services Area South	–	Planned	BTS opportunities – retail functions





# INTERMODAL TERMINAL

- ✓ Up to 52,500 sq. m warehouse area, with 2,100 sq. m of office area
- ✓ Internal railway and dedicated concrete platforms for storage and operations
- ✓ Car & truck parking area



# INTERMODAL TERMINAL 3D VIEW





# INTERMODAL TERMINAL 3D VIEW





# SITE PICTURES



# About us

**Global Vision** is a fully integrated real estate development & asset management platform, focused on sustainability and implementation of customized solutions.

We develop, manage, lease, and invest in modern building stock logistics, industrial, retail, office, and residential facilities aligned to high quality standards, as our goal is to have a long-lasting positive impact in the communities where we are present.

**We are currently active and provide a complete array of real estate services, construction, development, and asset management on the Romanian market, with development experience and interests at CEE level, in countries such as Slovenia and Slovakia.**





# Sustainable real estate services covering the full lifecycle of assets

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We aspire to improve the life and support the growth of local communities by investing in sustainable real estate projects, for a future to share.

We are committed to building outstanding future-solid real estate across all sectors and at any scale, to support setting up strong business communities, as the core for durable progress.

We invest in resourceful locations that offer versatile potential for development, with good access ways, or where upcoming infrastructure projects are to be delivered in the near future, thus propelling the sites and opening the area for durable growth.

## 1. Property Development

Our involvement can begin in every phase of the property development process, or we can take full charge and coordinate the entire project right from conception stage, thus ensuring a smooth and integrated experience.

## 2. Building Construction

We act as a general contractor in the commercial and residential construction industry, and we provide customized services covering a wide range of projects.

## 3. Asset & Property Management

Our approach is focused on optimizing the use over the lifespan of a property, both from the perspective of the owner and the end-user.

We focus on strategic locations for the developments meant to become a strong trigger for the communities' growth

■ Current Projects

**Bucharest**

Chitila Logistic Hub  
Otopeni City Logistics

**Constanța**

Constanța Business Park

**Timișoara**

Timisoara Industrial Park I & II

**Târgu Mureș**

Mureș City Logistics

**Arad**

**Oradea**

**Pitești**

■ Future Projects

**Bacău**

Bacău City Logistics

**Brașov**

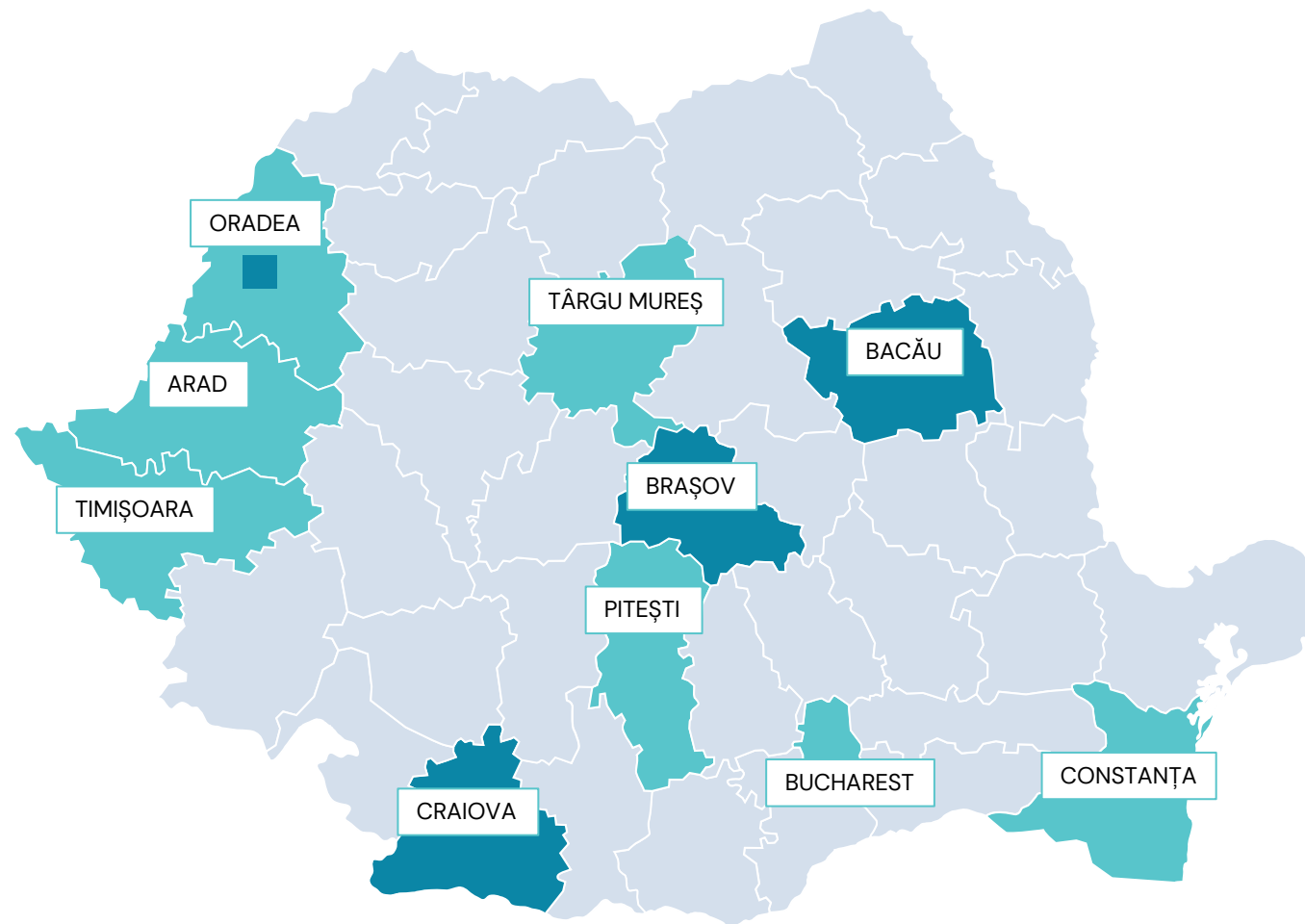
Brașov City Logistics

**Craiova**

Craiova Industrial Park

**Oradea**

Oradea Eurobusiness Park II



## City Logistics

**Last Mile** – development of medium scale parks, strategically located close to end users (metropolitan areas)

Contact us to find out more about  
our services, areas of interest and  
how we can collaborate.

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