



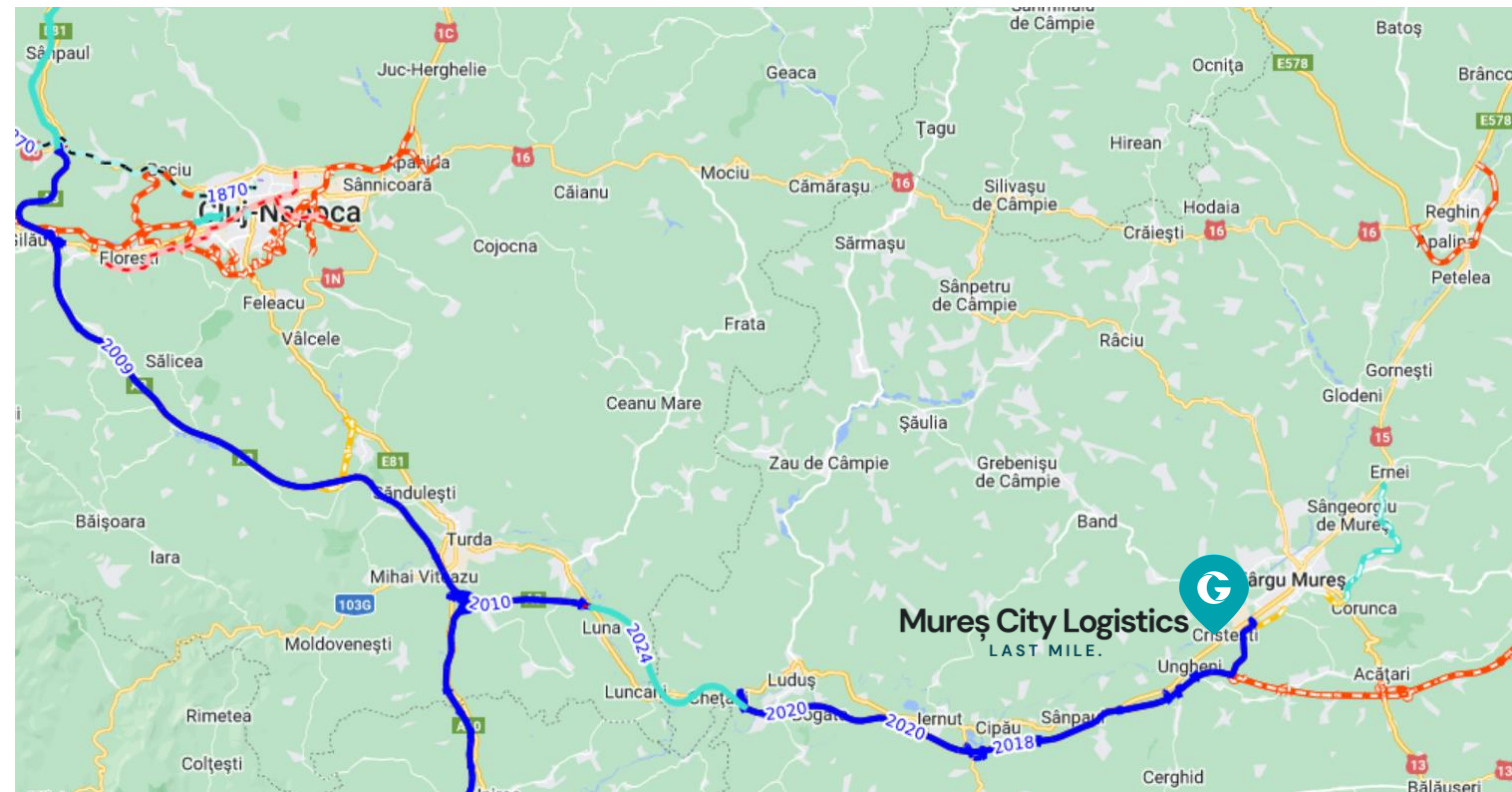
GlobalVision

A FUTURE TO SHARE

Mureș City Logistics

LAST MILE.

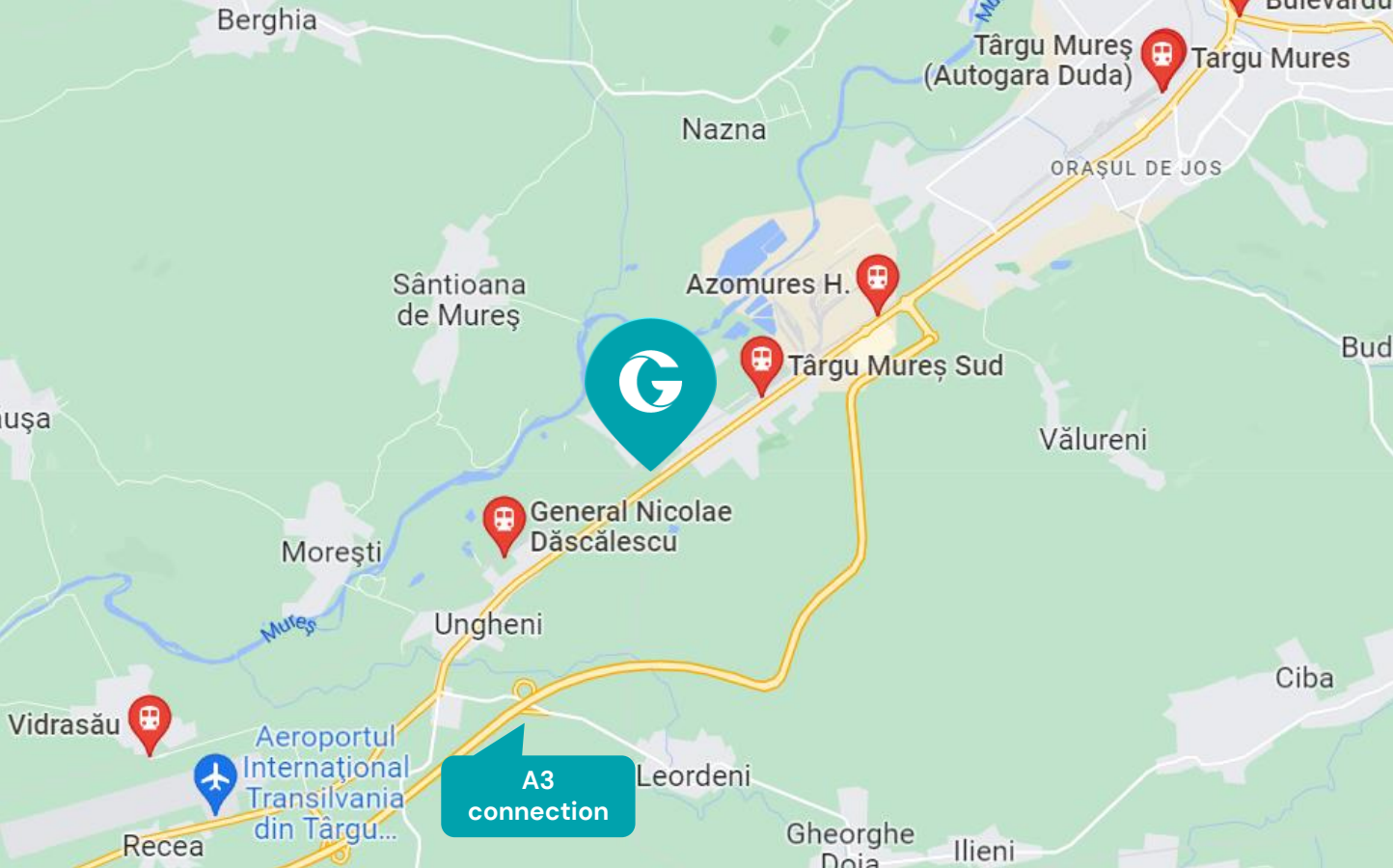
Class A warehousing solution, next to your end customer



Location

- 362 km away from Bucharest (via E60)
- 102 km away from Cluj-Napoca (via A3, E60 and E81)
- 261 km away from Borș, West border with Hungary (via A3 and E60)

[CLICK HERE FOR GOOGLE MAPS LINK](#)



Location

- 4.5 km away from A3 highway connection
- 6 km away from Târgu Mureș International Airport
- 7.6 km away from Târgu Mureș city center
- Access from E60
- 1.5 km to nearby train station, Târgu Mureș Sud
- 200 m to nearby bus station – direct connection to Târgu Mureș city

[CLICK HERE](#) FOR GOOGLE MAPS LINK

Logistics hub with fast access to A3 Highway

Key Advantages



TARGU MURES CITY



ASSET & PROPERTY
MANAGEMENT SERVICES



24/7 SECURITY



FOCUS ON
SUSTAINABILITY



PUBLIC TRANSPORTATION
AVAILABLE



PARKING



FUTURE ACCESS TO A3
HIGHWAY



WORKFORCE
AVAILABILITY



FLEXIBLE DESIGN

Key Considerations

- Total land surface: 37,880 sq. m
- Possibility to develop up to 16,500 sq. m warehouse space & technical areas in a single roof unit
- Offices & social areas modules – on demand
- Delivery: Q1 2023
- All utilities available at industrial grade requirements i.e. minimum 1,5 MW power capacity

Technical Specifications

- Space dividable into units starting from 600 sq. m
- Clear height: 10.5 m
- 1 loading dock/800 sq. m of warehouse space
- Drive-in gates available for each tenant, pending size and shape of divided compartments
- 12 m x 24 m grid
- Uniformly distributed floor load: 5t/sq. m
- LED lighting
- High performant mineral wool insulation
- ESFR sprinkler system

Flexible & efficient design with possibility to customize the space based on tenant's requirements

- ✓ Pre-leased: 4,500 sq. m unit, temperature-controlled area
- ✓ Available for pre-lease: 12,000 sq. m, with possibility to divide the space into units as small as 600 sq. m
- ✓ Suitable dock levelers at an average height of 1.20m above yard level
- ✓ Level accesses (drive-in's)
- ✓ Minimum 32 m truck yard
- ✓ Car parking spaces
- ✓ Truck parking places
- ✓ Dedicated technical block

Masterplan View



Ideal for operations in the area of:

E-commerce

Temperature control/non fresh products

Direct client pick-up points

- furniture
- food and beverages
- on-line order pick-up

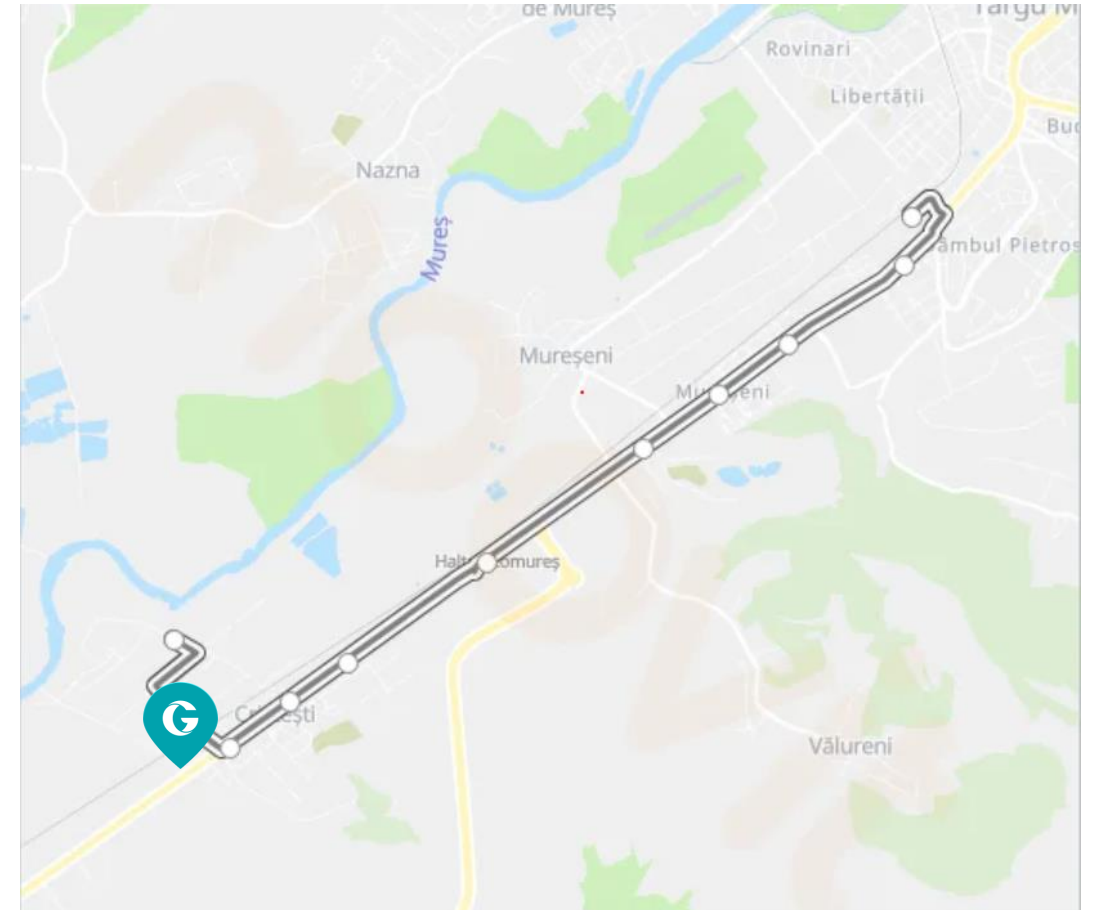
Production/assembly

- sufficient available power supply due to the power plant nearby

Couriers

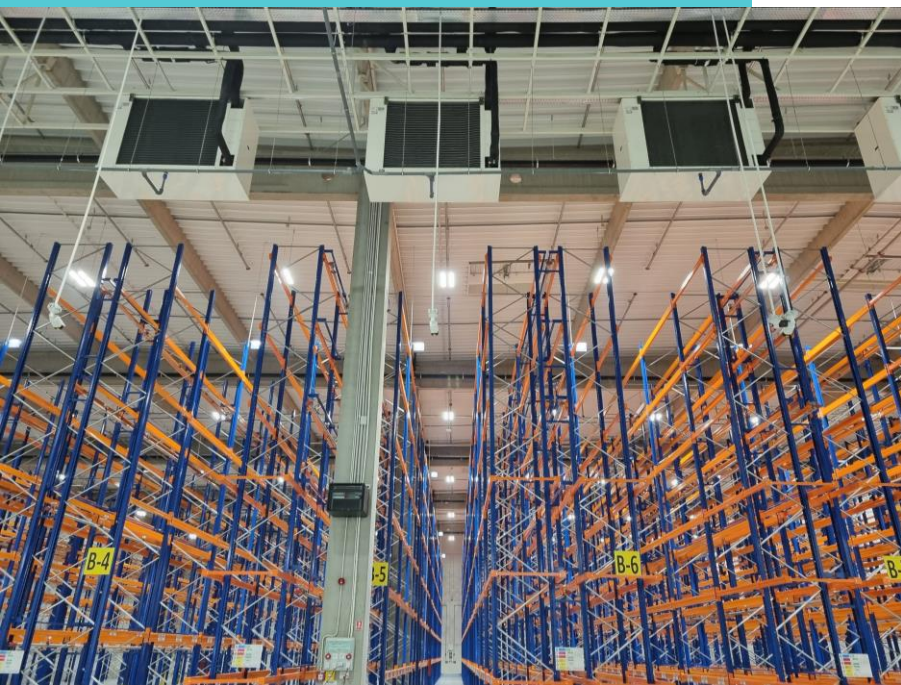
- rapid in-city distribution
- external platform and parking facilities for vans and delivery vehicles
- dedicated docking stations for small delivery vehicles

Proximity to the city ensures access to human resources and to public transportation



Bus route from Cristești commune to Târgu Mureș city

ON-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

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

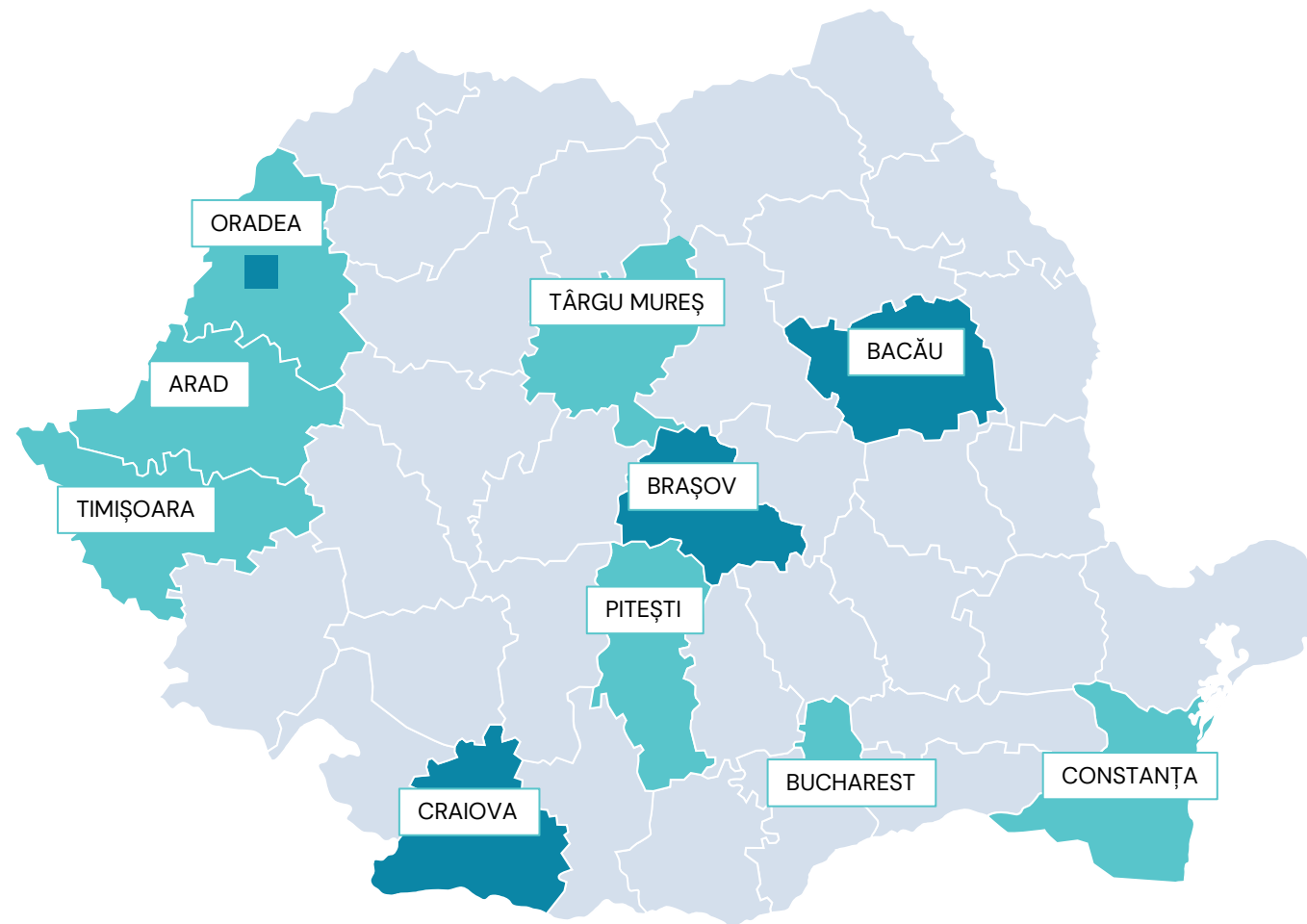
Brașov City Logistics

Craiova

Craiova Industrial Park

Oradea

Oradea Eurobusiness Park I



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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