



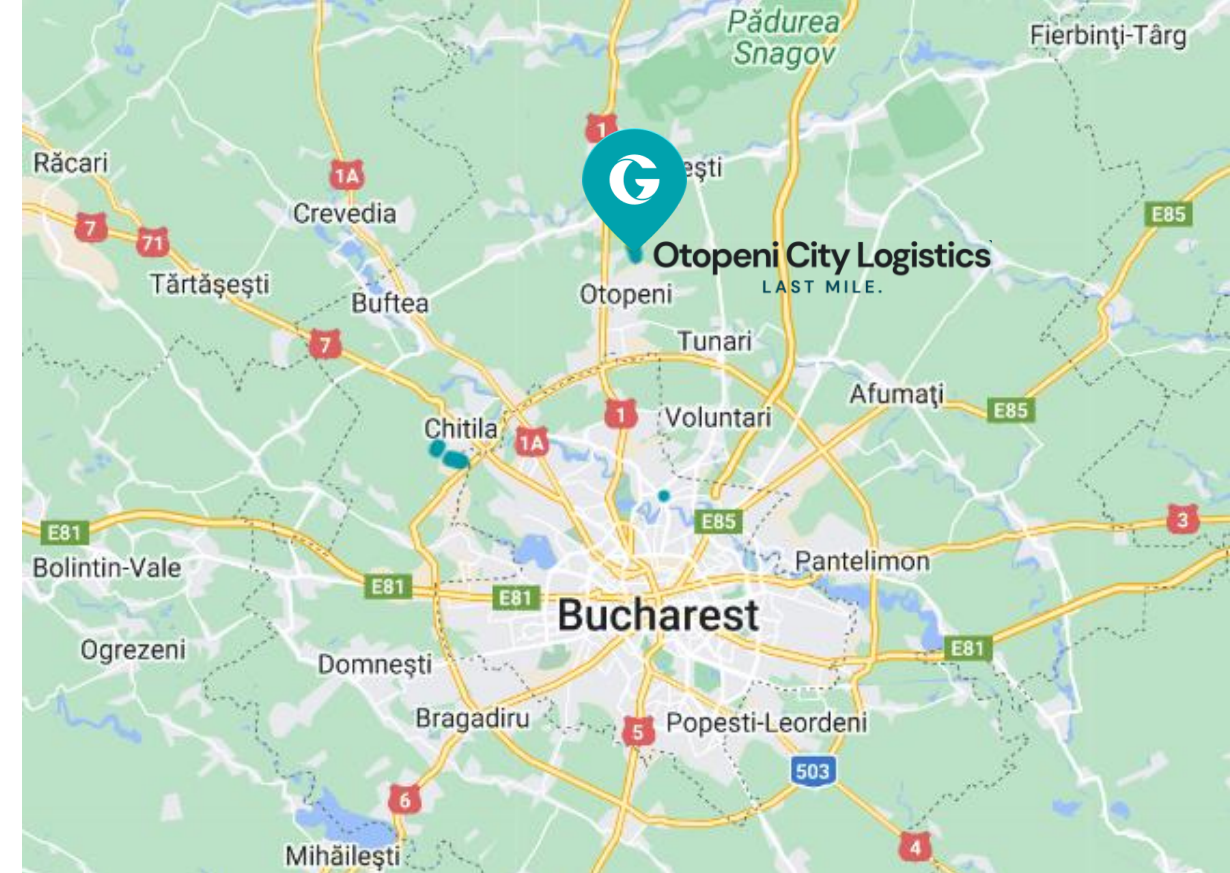
**GlobalVision**

A FUTURE TO SHARE

# Otopeni City Logistics

LAST MILE.

Class A warehousing solution, next to your end customer



## Location

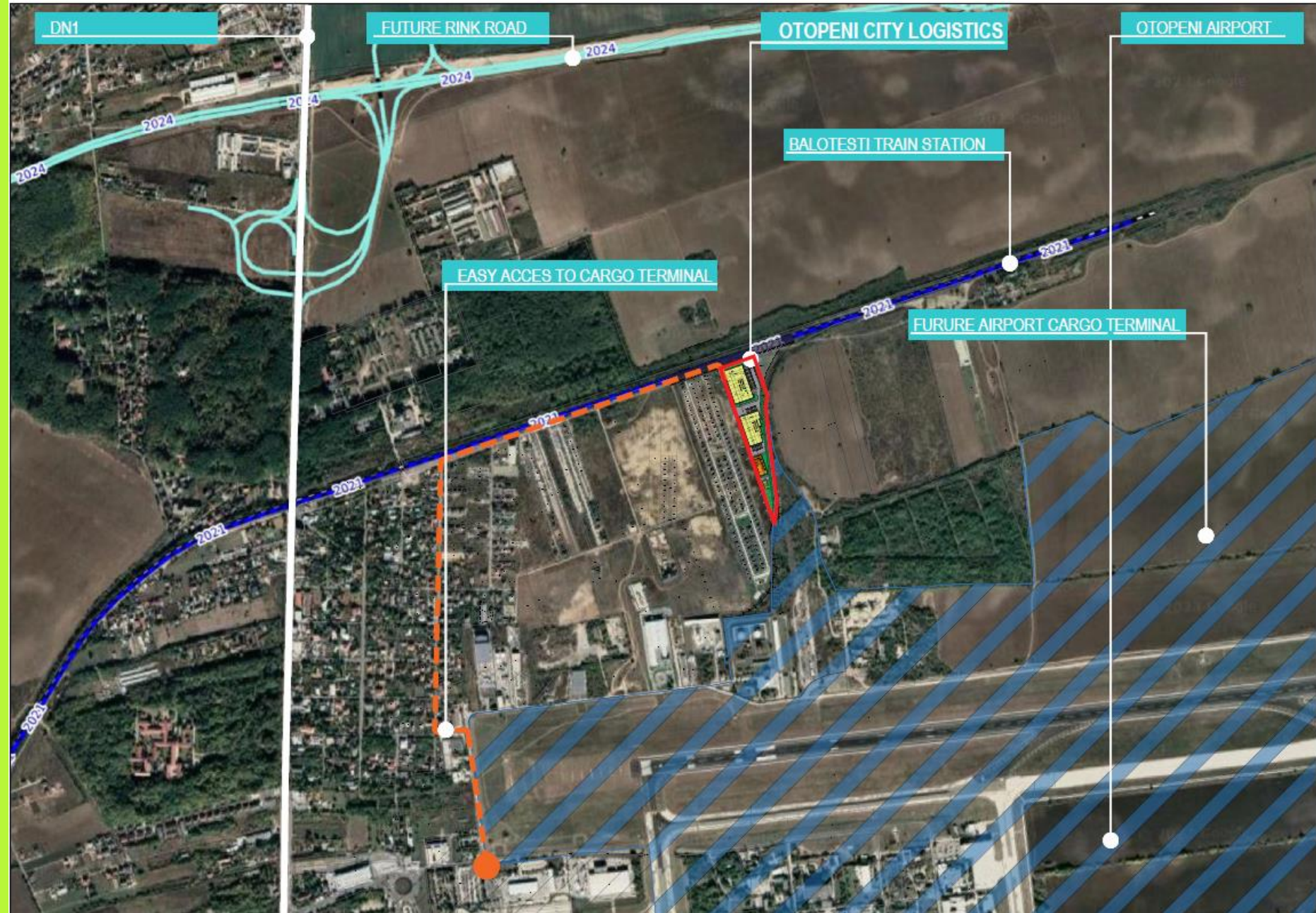
Otopeni City Logistics is a greenfield property suitable for development of last mile logistics units due to its key location (nearby the airport, access to railway and DN1) that provides fast connection to Bucharest city center. Having a total surface of 36,385 sq. m the project available for built-to-suit opportunities (up to 14,000 sq. m).

[CLICK HERE FOR GOOGLE MAPS LINK](#)



# Location

- 1.4 km away from DN1
- 7 km away from Bucharest City Ring Road
- Adjacent to the North limit of Henri Coanda International Airport
- Direct access to airport logistics area
- Nearby connection to future ring road (AO highway will be delivered in 2024)
- Railway terminal located 100 m South from the park
- Greenfield location suitable for logistics warehousing and light production



[CLICK HERE FOR GOOGLE MAPS LINK](#)

# Logistics hub with fast access to Bucharest city

## Key Advantages



NORTH OF BUCHAREST



ASSET & PROPERTY  
MANAGEMENT SERVICES



24/7 SECURITY



FOCUS ON  
SUSTAINABILITY



PUBLIC TRANSPORTATION  
AVAILABLE (BUS AND



PARKING



ADJACENT TO  
INTERNATIONAL AIRPORT



WORKFORCE  
AVAILABILITY



FLEXIBLE DESIGN

# Key Considerations

- Total land surface: 36,385 sq. m
- Possibility to develop up to 15,000 sq. m warehouse space (Build to suit units)
- All utilities available
- Urban planning in place suitable for logistics developments
- Delivery within 8-12 months, depending on complexity of the project

# Technical Specifications

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- 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

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



# Masterplan View

- ✓ Logistics Unit 1 (6,820 sq. m) available for BTS opportunities. Dividable in units as small as 1,500 sq.m
- ✓ Logistics Unit 2 (5,212 sq. m) Available for BTS opportunities. Dividable in units as small as 1,500 sq.m
- ✓ Offices & short-term accommodation (1,612 sq. m)



# 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

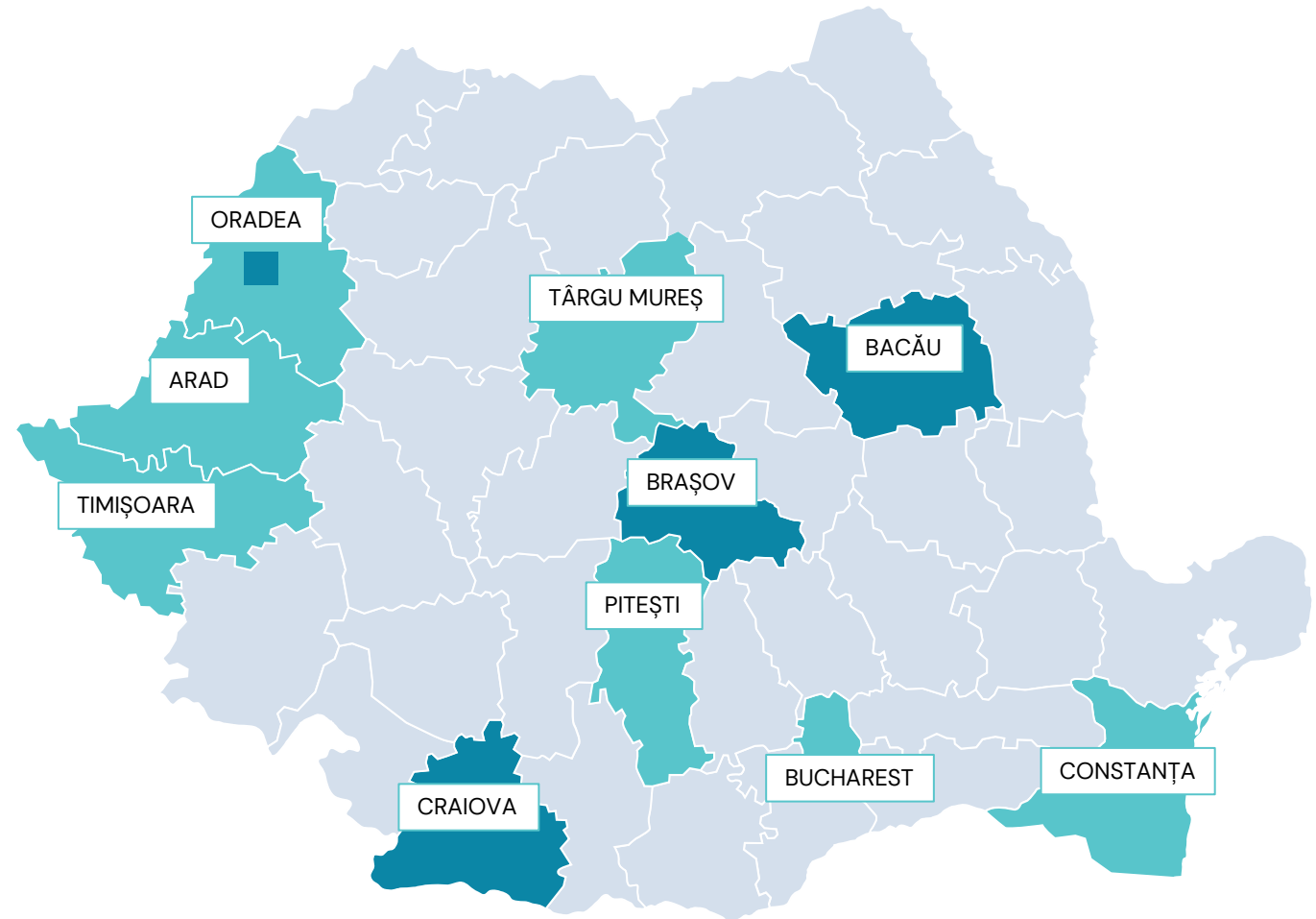
Brașov City Logistics

### 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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