REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT39663
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A1 Highway | Industrial Spaces for Sale

CARACTERISTICS

- **AREA**: A1 Highway
- **Usable surface**: 5373 sqm
- **Land Surface**: 7500 sqm
- **Garden Surface**: 1000 sqm
- **Maximum height**: P+2









Layout

The property offered for sale is situated in an area with many industrial properties close to Carrefour Militari, Synevo warehouse and LIDL.

The distance from the ringroad is of around 600 m and to the Highway Bucuresti - Pitesti 1 km, which do the access extremelly easy from all the interesting points.

The property is made of:

Warehouse: 2.700 sqm

Offices: GF + 2 F: 2.673 sqm

Land plot: 7.500 sqm

Concrete platform: 100 sqm

DESCRIPTION

The hall has an area of 2,700 square meters, of which locker rooms and offices with an area of 200 square meters
Height: 6.7 at the ridge, 6.2 at the beam;

2 access doors for goods (3.5 / 4.5m) one with normal ramp the other with equalizing ramp;
Floor with a load of 7500 kg / sqm;
Roof waterproofing.
Offices:
The office building is structured on 3 levels, the ground floor being suitable for the showroom.
The construction has the following features:
Porotherm brick;
roof waterproofing and thermal insulation 10cm BASF;
Glass interior compartments;
Elevator 8 people;
underfloor heating and cooling;
2 bathrooms and a server room, kitchen / level.
Heating system from 3 sources: solid fuel plant 250KW, four gas central heatings 75 KW / each, 30 solar panels;
Three-phase current, generator 150 KW
Deep well – 110m;
Wastewater treatment plants;
CAT 6, 260 socket server wiring;
Chiller 177 KW.

3,900,000 EUR + VAT	**64.21 BITCOIN + VAT**	**2,269.22 ETHEREUM + VAT**

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep