REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40021
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# Bragadiru | Industrial Spaces for Sale

## CARACTERISTICS

- **AREA**: Bragadiru
- **Built surface**: 7731 sqm
- **Land Surface**: 20000 sqm









## Layout

Land plot: 20.000 sqm

Built area: 7,731 sqm

Frozen spaces:

1st area: 2,226 sqm;

2nd area: 980 sqm;

Refrigeration area: 1,105 sqm;

Dry area: 868 sqm;

Office area: 1,060 sqm;

Parking places: 85 places;

Occupacy: 90%;

Rent contracts: 2-4 years;

## DESCRIPTION

The industrial spaces offered for sale are located in the southern area of the city, on the Alexandria road, near ROSTAR and are among the few temperature-controlled spaces available in the area. The ring road is only 2 km away.

**Description:**
**Frozen spaces:**
- 10m usable height
- capacity: 3,700 tons;
- temperature assured inside: - 18 degrees C to - 23 degrees C;
- services provided for a fee: handling, management and logistics.
- possibility of transformation from the dry area to the freezing zone;
- buildings upgraded and repaired, in very good condition;
- cooling installations system German—Bitzer;
- solar system about 800 solar panels (Vendato Solar VDS—S144/M6H );

**Refrigeration spaces:**
- 10 m height hall;
- indoor temperature: 2-10 degrees C;
- services provided for a fee: handling, management and logistics;
- loading/unloading ramps.

**Utilities:**
concrete platform and access roads;
Fencing;
Integrated Security System provided by BGS;

**Authorizations:**
Fire authorization from 2019, with pumping unit and a network of 17 indoor hydrants and 3 outside hydrants.with internal and external hydrants system;
Sanitary and Veterinary Authorization;



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