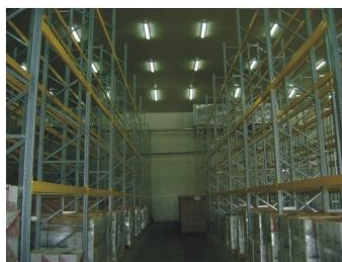


## Bragadiru

## 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;

12,000,000 EUR + VAT

212.49 BITCOIN + VAT

4,441.63 ETHEREUM + VAT