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Targu Ocna | Industrial Spaces for Rent

CARACTERISTICS

- **AREA**: Targu Ocna
- **Built surface**: 6200 sqm
- **Land Surface**: 23900 sqm
- **Floor**: P
- **Construction year**: 2006









DESCRIPTION

INDUSTRIAL FACILITY FOR LEASE – TARGU OCNA, BACAU COUNTY
Industrial facility available for lease, authorized, fully operational and ready for production activities. The property benefits from its own technical infrastructure, installed utilities, comprehensive fire protection systems and high-capacity electrical power supply.
The property offers a total built area of approximately 6,200 sqm, situated on a 23,900 sqm intravilan land plot comprising two separate parcels. The complex includes a main industrial hall, secondary buildings, auxiliary spaces and an approximately 15,000 sqm concrete-paved yard, suitable for vehicle manoeuvring, outdoor storage and parking.
The property is available for immediate occupation and can be leased in its entirety or partially, depending on the tenant's requirements.
GENERAL SPECIFICATIONS
Total built area: approximately 6,200 sqm
Land area: 23,900 sqm
Land divided into two parcels
Concrete-paved yard: approximately 15,000 sqm
Installed electrical capacity: approximately 1.2 MVA
Private transformer substations
Full or partial lease availability
Immediate availability
PROPERTY LAYOUT
Main Industrial Hall:
Built area: 4,508 sqm
Year of construction: 2006

Configuration: ground floor
Clear height: approximately 5 m
Concrete foundations and steel structure
Structural span: 12 m
Insulated sandwich panel cladding
PVC window frames with double glazing
Own central heating system
Secondary Buildings:
Hall C3:
Area: 1,368 sqm
Height: approximately 6 m
Fitted office spaces
Independent heating system
Warehouse C2:
Area: 405 sqm
Height: approximately 4 m
Connected to the electricity network
Sawmill Hall C1:
Area: 320 sqm
Height: approximately 4 m
Connected to electricity and water
ELECTRICAL INFRASTRUCTURE AND POWER SUPPLY
The property benefits from its own electrical infrastructure, designed to support industrial activities and the operation of machinery with high energy consumption.
Private transformer substations: 630 + 400 + 250 kVA, with a total installed capacity of approximately 1.2 MVA
Main electrical distribution panel
Distribution panels for substations PT1 and PT3
Automatic reactive power compensation banks: 150 and 550 kVAr
20 kV overhead and underground power lines (LEA and LES)
Underground electrical network
Power installations for industrial machinery
Interior and exterior lighting
Control panel for the AAGAARD extraction and air-conditioning system
FIRE PROTECTION SYSTEMS
The main industrial hall is equipped with dedicated fire detection and protection systems, including:
Sprinkler system covering the entire main hall
TYCO Fire Products sprinkler alarm valves
Fire-Fly AAGAARD spark detection and extinguishing system, specifically designed for woodworking operations
Internal and perimeter fire hydrants
Dedicated fire pump station supplied by the industrial water network
Lightning protection system
VENTILATION, EXTRACTION AND INDUSTRIAL INSTALLATIONS
The technical infrastructure includes industrial ventilation, extraction and air treatment systems:
Extraction system with ductwork and AAGAARD FAV 100 unit
ASV 2800H spray system
Silo with filter
Fresh air supply and industrial hall ventilation system
Air humidification and air-conditioning systems
Compressed air network for machinery
Ductwork for extraction and air treatment
WATER SUPPLY, WASTEWATER TREATMENT AND UTILITIES
The property benefits from its own infrastructure for water supply, treatment and wastewater management:
Automatic water treatment plant
Private wastewater treatment plant
Pressurized industrial water network
Pumping station with control panel
External heating networks
Heating provided by independent systems serving the individual buildings
SURVEILLANCE AND COMMUNICATION SYSTEMS
Video surveillance system with 16-channel DVR
Telephone exchange system
EXTERNAL YARD AND ACCESS
The property benefits from an approximately 15,000 sqm concrete-paved yard, suitable for:
Manoeuvring and parking heavy goods vehicles (HGVs)
Outdoor storage
Parking facilities
The land is partially fenced.
LOCATION AND ACCESSIBILITY
The property benefits from direct access to DN12A, providing convenient connectivity for freight transport and logistics operations.

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Onesti: approximately 16 km, via DN11 towards Brasov
Bacau: approximately 55 km, via DN2 / E85
RECOMMENDED USES
Due to its generous areas, existing technical infrastructure and installed industrial equipment, the property is suitable for:
Furniture manufacturing and woodworking
Industrial production
Light manufacturing and assembly
Logistics and warehousing
Distribution activities
Recycling operations
The property represents an attractive opportunity for companies seeking a fully functional industrial facility with dedicated technical infrastructure, high-capacity electrical power supply, fire protection systems and extensive outdoor space.
The possibility of leasing the entire property or individual sections allows the space to be adapted to the specific requirements and operational needs of the tenant.

24,000 EUR + VAT	0.45 BITCOIN + VAT	16.37 ETHEREUM + VAT

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