# Indemanarea Prodcom SRL Industrial platform

# FOR SALE/ RENT

INDEMÂNAREA PRODCOM

## **CONTACT DETAILS**



**LOCATION** 309/J, Livezile, Bistrita-Nasaud, Romania

- E-MAIL darius.simionca@indemanarea.ro office@indemanarea.ro
- **TELEPHONE** +40 (728) 084 960

ASSOCIATE: Simionca Alexandru 100% CEO: Simionca Alexandru DCEO: Simionca Darius Alexandru

#### **Other info:**

ORC J06 /734 /1993 CUI 4346571 CIF RO4346571



**INDUSTRIAL PLATFORM FOR SALE/RENT** 

# LOCATION - BISTRITA, BN, ROMANIA





**BISTRITA** POPULATION **78.877** 



• Located at the foot of the Bargau Mountains, not far from the Borgo Pass (Pasul Tihuta in Romanian) which connects Transylvania region to the Bucovina one, the town of Bistrita is considered the gate of Transylvania.



#### **BISTRITA - THE GATE OF TRANSYLVANIA**

# LOCATION

- suitable for industrial/commercial development
- direct access to the city ring road
- Transmixt Bistrita bus stop 100 m away

# SURFACE **44.791** sqm land **21.588** sqm built

STREET SIMION MANDRES





**ONLY 2.7 KM AWAY FROM THE CITY CENTER** 

# ACCESS

#### Direct access from the main traffic artery

• public road - city ring road, paved road with 1 lane in each direction

Main traffic arteries in the area (car and pedestrian access):

- Simion Mandrescu Street (the city ring road), asphalt road with 1 lane per direction
- **Lucian Blaga Street** (coincides with the National Road DJ17C, asphalt road with 1 lane per direction, at approx. 500 m from the property);
- **Calea Moldovei Street** (coincides with National Road DJ17 and European Road E58), asphalt road with 2 lanes in each direction, at approx. 1,200 m of property.

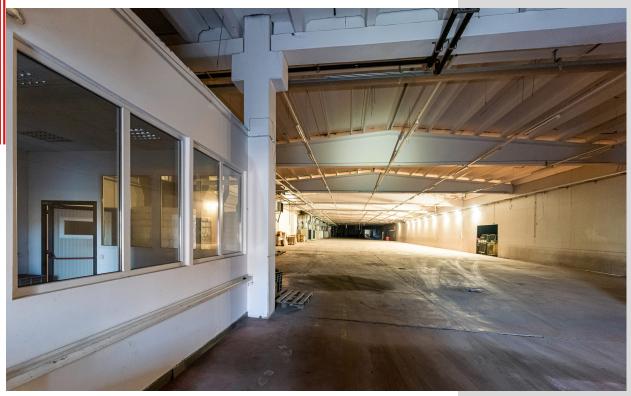


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**20 Simion Mandrescu, Bistrita,** Bistrita-Nasaud, Romania (former textile factory – Rose Yarns)

#### **ONLY 2.7 KM AWAY FROM THE CITY CENTER**

# **PROPERTY DETAILS**





#### LAND 44,791 sqm

- Urban land with an area of 30,102 sqm;
- Urban land with an area of 14,689 sqm (attached).

#### **CONSTRUCTIONS 21.588 sqm**

- **Production hall** with partially P + E offices, with a built area of 14,520 sqm, a developed surface of 15,885.3 sqm, usable area 15,644.49 sqm; height approx. 6.5 m;
- Production / storage hall P, with a built-up area of 5,198 sqm, a developed area of 5,198 sqm, a usable area of 4,860.25 sqm; height approx. 9.5 m;
- **Storage hall** P, with a built-up area of 305 sqm, an area of 305 sqm, a usable area of 295 sqm;
- Above storage P, built area 200 sqm, developed area 200 sqm, usable area 200 sqm;

# UTILITIES

#### **ELECTRICITY**

- connected to the local network; current with voltage of 220-380 V (mono-threephase supply system);
- connected to the medium tension installation;
- 4 power transformers 1.6 MW / each

#### **GAS SUPPLY**

• connected to the local network that supplies the thermal power plants.

#### HEAT

 has its own thermal power plant; a system with radiant tube on the hall's side and fan coils on the offices' side; transformers 1.6 MW / each

#### **WATER SUPPLY & SEWERAGE**

- connected to the main local network; the pipes for the sanitary installation are installed, including sanitary ware and accessories;
- a self-contained sewerage system with its own wastewater collection basin.

**OTHERS:** sludge decanter / hydrocarbon separator for rainwater or water loaded with mechanical suspensions and hydrocarbons; A / C system - industrial chiller; security video surveillance system; fire protection system - PSI installation, hydrants exterior / interior; 16 smoke detectors.

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- The industrial platform is partially made out of concrete and surrounded by a fence consisting of a concrete foundation and metal panelling.
- The property has an entrance control point/ gate cabin.
- The property has truck access, a client and employees parking lot, as well as two entrance points from the main road.
- The halls have all the utilities required for production activity. There is also a ISU approved concrete water tank, together with fire hidrants.
- Under a considerable part of the built structure, there is 1.8 m high basement available for any further utilities or additional installations.
- The halls have a precast concrete beams and columns structure, enclosed by precast insulated wall panels for an efficient thermal and noise insulation performance.
- The property contains other facilities such as: office spaces, eating area, locker rooms for the employees, toilets/showers and two apartments for work.

# **PROPERTY POTENTIAL**

#### **INDUSTRIAL PLATFORM FOR SALE/RENT**



Bistrita-Nasaud, Transylvania, Romania

- The size, shape and location of the property can facilitate the development of a commercial center (hypermarket or other retail typology).
- The easy access to the city makes the property suitable for commercial activity.
- The direct access to the city ring road enables the property to also become an industrial site.

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