



YOUR PARTNER  
FOR LOGISTICS  
AND INDUSTRIAL  
REAL ESTATE



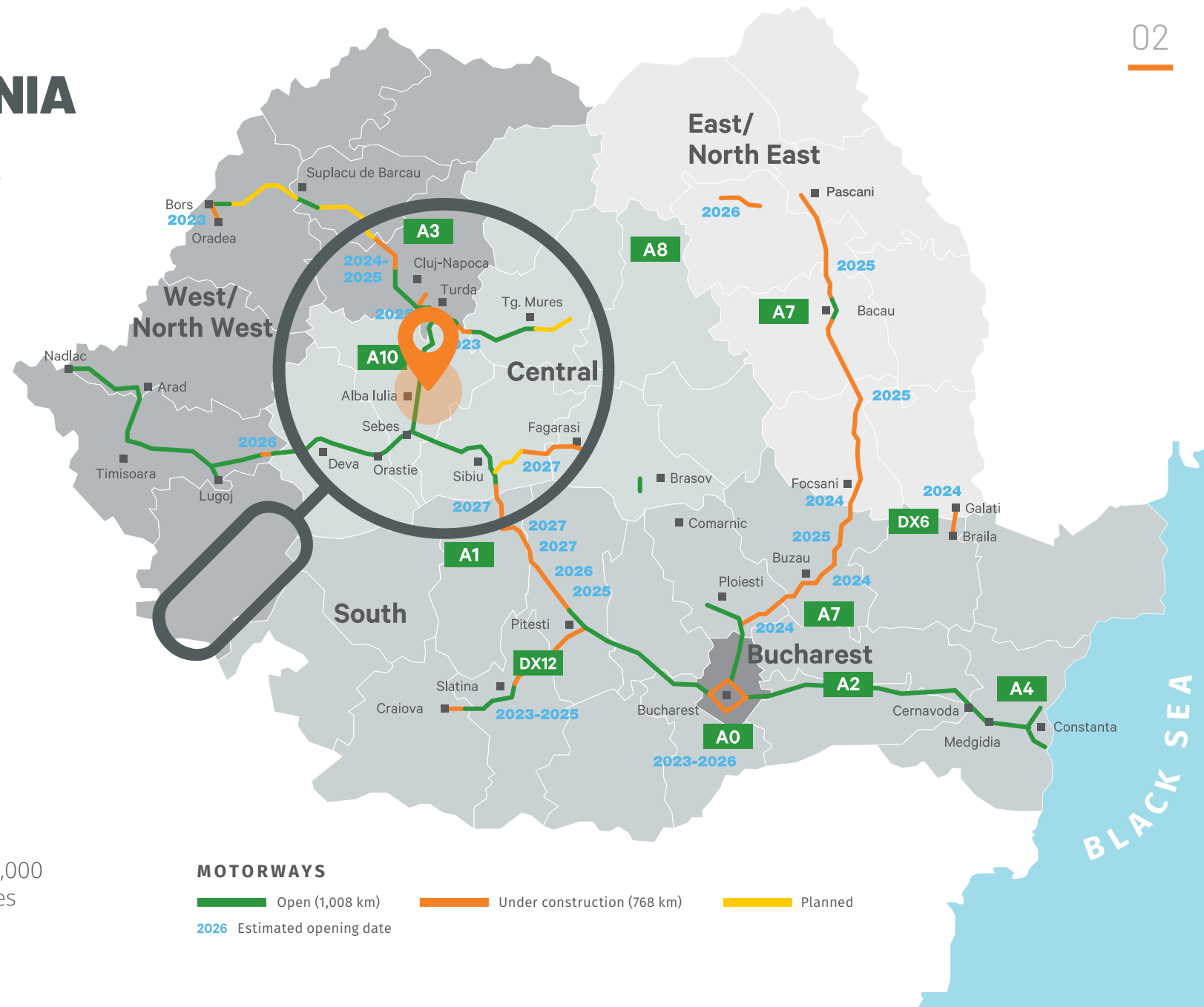
# A10 | LOGISTICS PARK AIUD

**YOUR LOGISTICS & MANUFACTURING HUB**

# STRATEGIC LOCATION IN THE HEART OF ROMANIA

Fast delivery times and optimal availability of products are essential. A regional presence is necessary for companies that prefer to receive goods just in time.

A10 Logistics Park Aiud is the source of attractive logistics and industrial multimodal facilities located in mid-western Romania – the heart of the Romanian manufacturing area – thus easily linking A10 Logistics Park Aiud with Western Europe.



## MAIN ACCESS FROM A10 ROAD

- Road network to and on-site.
- Strategic location in the H-shaped motorway network – A1, A3 and A10 motorways.
- Large pool of skilled labour force – 38,000 local and 342,000 regional inhabitants – provided by the neighbouring cities such as Aiud, Turda and Unirea.

# IDEALLY POSITIONED BETWEEN THE A10 MOTORWAY, NATIONAL ROAD 1 AND M300 RAILWAY

## ROAD

E81	1 min (0.1 km)
A10 Motorway	2 min (1.3 km)
Turda	25 min (27.4 km)
Cluj-Napoca	1 h (58 km)
Timisoara	2 h 34 min (255 km)
Arad	2 h 56 min (294 km)
Deva	1 h (112 km)
Sibiu	1 h 10 min (120 km)
Bucharest	5 h 30 min (390 km)

## BORDER CHECKPOINTS

Hungarian border (Bors)	3 h (213 km)
Serbian border (Nadlac)	3 h 16 min (337 km)
Constanta Port	7 h 40 min (627 km)

## RAIL

M300 Electrified Railway line	1 min (300 m)
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## AIR

Cluj "Avram Iancu" International Airport	58 min (64 km)
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## BUS

Decea Bus Station	13 min (1.1 km)
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Prague	1,000 km
Munich	1,180 km
Bratislava	730 km
Vienna	770 km
Krakow	740 km
Budapest	530 km

[Google Maps link](#)



# A10 LOGISTICS PARK AIUD IS SERVED BY AN INTERMODAL CONTAINER TERMINAL

In addition to the ideal location, A10 Logistics Park Aiud offers an exceptional opportunity to secure access to the intermodal terminal operated by DP World.



## EXCELLENT CONNECTIVITY VIA RAIL & ROAD



The M300 electrified railway line shunts excellent connections to the port of Constanta and the Three Seas.



4 buses are leaving from Decea Station to Unirea, Ocna Mures, Inoc, Mirăslău and Aiud.

- Open (1,008 km)
- Under construction (768 km)
- Planned
- 2026 Estimated opening date
- M300 Railway (647 km)
- 2023 Border checkpoint

# DP WORLD'S INTERMODAL TERMINAL IN A10 LOGISTICS PARK AIUD

## FACILITY OVERVIEW

ICD: 82,152 sqm | Rail connection: 2.8 km  
Internal rail shunting: 2.5 km | Warehousing facilities



## PRODUCT OVERVIEW

Container handling min. 10 moves/hour



Container stripping & stuffing max. 30 min.  
to strip/stuff a palletized 40' container



Intermodal transport truck & rail  
40 hours Aiud–Constanța



Freight forwarding, efficient connections  
with all major hubs in the region



As it is situated in Romania's industrial heartland, the terminal provides exporters and importers in the wider area with direct access to a major transport hub, creating efficient, robust and reliable trade routes to the whole country and beyond. This also means that Romanian businesses will benefit from direct links to key export markets, helping overcome traditional barrier of poor infrastructure reaching north-eastern Romania.

The terminal links an area that contributes 50% of Romania's industrial GDP directly with rail connections across Europe and all the way to China.

DP World's new terminal will also boast a static storage capacity of 3,000 TEU and create direct links to key export markets. This helps overcome traditional barriers of poor infrastructure reaching north-eastern Romania, and drive further business to DP World's Constanța port, supporting further volume growth in the Black Sea terminal.

Through its on-site connection to the electrified rail infrastructure, the Aiud terminal also helps reducing transportation costs and CO<sub>2</sub> emissions through the shift from road to rail as well as through the reduced transit time for cargoes from factories at the industrial park to their final destination.

# 100,000 SQM SUITABLE FOR ALL INDUSTRIAL BUSINESS LINES

A10 Logistics Park Aiud is a highly flexible multimodal park that can accommodate numerous bespoke buildings in various configurations, with surfaces from 10,000 sqm up to one single building of approx. 60,000 sqm, featuring independent units separated by internal subdivisions as per tenants' requirements.



SITEPLAN

# GENERAL BUILDING SPECIFICATIONS

- Concrete or steel building structure (columns and roof beams).
- Column grid of 12 m x 24 m.
- Sprinkler installation – ESFR-roof protection according to NFPA13 standard for industrial areas.
- Internal clear can vary between a height of 10.5 m and 11.5 m depending on client requirement.
- Uniformly distributed floor load of min 50 kN/m<sup>2</sup>, forklift load of 70 kN gross vehicle weight and a max rack load of 60 kN on base plate 150 x 150 mm.
- Electrically operated sectional loading dock doors (3.0 m x 3.2 m) on a 1:1,000 m<sup>2</sup> ratio with one vision panel.
- Electrical loading dock levellers (2.0 m x 2.5 m) with protection bollards, dynamic/static load capacity of 60/90 kN on a 1:1,000 m<sup>2</sup> ratio.
- Dock shelters (3.5 m x 3.5 m).
- Landscape offices with partition walls with insulation, suspended ceiling (2.75 m).
- Perimeter wall ducting for integration of power sockets and vacant provision for IT and telecom cabling.
- Fire alarm installation and automatic smoke detection system.
- Truck manoeuvring area 32 meter to 35 m deep (including access road).
- Guard house at main entrance.

## OPTIONAL:

- Mezzanine floor (13 m deep) above the loading docks (level +5.5 m above warehouse floor, minimum clear height under mezzanine 4.75 m) to be used for storage, social areas, or additional office.
- Heat pump system in Warehouse and Office area.



# GREEN SPECIFICATIONS

All newly constructed buildings will be covered by BREEAM™ standard at the “Very Good” level minimum.

## SEVERAL ESG STANDARDS TO BE IMPLEMENTED ARE:

- Usage of high-quality building materials without toxic substances
- Recycled material used where possible.
- Roof ready to accommodate photovoltaic panels.
- PV panels installation on Roof providing green energy for occupiers through contract with professional third-party professional provider.
- LED lighting.
- Energy monitoring system is included (BMS).
- Waste separation implemented.
- Waste management from operations based on individual units.
- Domestic hot water preparation by decentralized water heaters underneath the wash basins.
- Heating will be supplied preferably by high efficiency condensation gas boilers with low CO<sub>2</sub> and low NO<sub>x</sub> emissions, alternatively by heat pump with low CO<sub>2</sub> and low NO<sub>x</sub> emissions.
- Office ventilation (sanitary and social area included) is provided by air handling unit with heat recovery.
- Footpaths providing safe access for pedestrians.
- Bicycle shelters provided.
- Beehives installation in green areas.
- Charging stations for electrical vehicles.



This general building specification only applies for the development of a building for the usage of ambient space to handling, storage, transportation, distribution, light manufacturing, light assembly and product repair of normal (dry) fast moving consumer goods or products including F&B, as long as these activities do not require any special environmental license. This general building specification has been carefully drafted by ILD & Indotek Group. No reliance may be placed for any purpose whatsoever on the information, pictures, data and technical information contained in this document or on its completeness. The entire information set out herein is for discussion purposes only and no contractual right or obligation can be derived from this information prior to the executing of a legally agreement. This information may be subject to updating, revision, verification and amendment and may change materially without any prior notice.



# RIGHT IN THE HEART OF TRANSYLVANIA

## CENTRAL LOCATION

- Ideal connectivity in Alba Iulia County with Bucharest, the Western and North-Western country borders.
- Excellent connection to Central and south eastern Europe which makes the region highly attractive for hub developments.
- Easy access to Pan-European corridors.
- Qualified and inexpensive labour force.
- Increased presence of national and international players in the I&L segment.

## 2022F INDICATORS

Population (persons)	316,730
Employment (persons)	133,490
Employment – Manufacturing % from the Total	30%
GDP real, growth yoy	2.5%
Consumer spending, growth yoy	8.5%
Unemployment rate	3.4%
Average gross income (EUR/month)	1,023
Most active domains if activity	Manufacturing – 24% Wholesale & Retail trade – 17% Agriculture, forestry & fishing – 17%



# CONTACT DETAILS

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A10 Logistics Park Aiud is a joint development and investment of ILD NV in cooperation with Indotek Group.

**MORE INFO ABOUT  
INDOTEK GROUP:**

[www.indotek.hu/en](http://www.indotek.hu/en)

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