



# CTPark Timișoara Ghiroda

**Park Address:**

Com. Remetea Mare  
307350 Timisoara  
Romania  
45°46'46"N 21°20'21"E



**Commercial Contact:**

Andrei Koszti  
Regional Commercial Manager, Romania  
andrei.koszti@ctp.eu  
+40 749 142 800





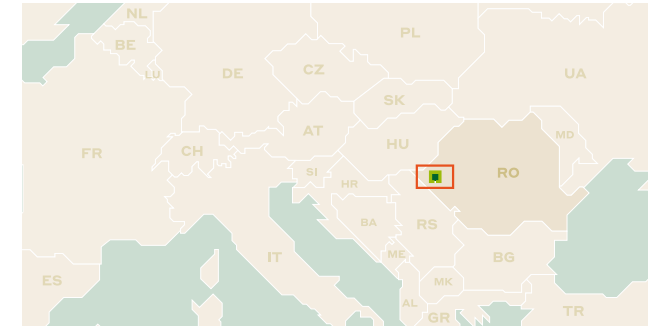
CTPark Timișoara Ghiroda (known also as Timisoara II) benefits of a perfect location for distribution, logistics and manufacturing purposed being located at 6 km from International Airport of Timișoara and at 1 km distance from the A1 Highway to Arad and Timișoara ring road. CTPark Timișoara Ghiroda offers flexible space for distribution or manufacturing starting from 500 sq m up to over 20,000 m2. Flexibility on demand for your business CTFlex are flexible spaces, starting from 500 sq m, with all the benefits of an industrial park included, where you can grow your business. This business solution is designed to accommodate the growing demand of small and medium business owners looking for modern and flexi...

#### Park Benefits

- ▶ 4th largest city in Romania
- ▶ Top location for manufacturing and logistics
- ▶ Top 10 ranking universities in Timisoara
- ▶ High-tech and manufacturing cluster

#### CTPark Benefits

- ▶ Facility managers on-site
- ▶ Leading built-to-suit developer
- ▶ Flexible, long-term lease options
- ▶ Market leading building & sustainability standards



#### DISTANCES

Timișoara International Airport	6 km
Timișoara City Centre	10 km
Hungarian border	100 km
Belgrade	160 km
Budapest	317 km



#### Regional benefits

- ▶ Top location for manufacturing and logistics
- ▶ 4th largest city in Romania
- ▶ Top 10 ranking universities in Timișoara
- ▶ The densest railway network in Romania



## AVAILABILITY

AVAILABLE NOW	8,585 m <sup>2</sup>
DEVELOPMENT OPPORTUNITY	124,775 m <sup>2</sup>
BUILT-UP AREA	140,732 m <sup>2</sup>
TOTAL AREA	20.08 ha

## MAJOR INVESTORS IN THE PARK

ALTEX	The leader of the electronic, electronics, IT&C and multimedia market in Romania
URSUS BREWERIES	Stands as one of the largest brewers in Romania, with a diversified portfolio of international and Romanian brands: Peroni Nastro Azzurro, Pilsner Urquell, Miller Genuine Draft
RPW LOGISTICS	Integrated logistics services – transports for automotive industry
DB Schenker	Global logistics provider
Avery Dennison	Manufactures and distributes display graphics, labeling and packaging materials, retail graphic embellishments and RFID tags
B Braun	Supplier of medical devices and products for surgery purposes
Hella Electronics	Develops and manufactures systems and components for lighting and electronics in the automotive industry





Turn-key, built-to-suit solutions to fit clients' exact requirements



Illustrative images

Flexible options for dock levellers and loading ramps



Landscaped green areas with year-round park management services



Energy efficient buildings built to BREEAM standards and high EPC ratings



End-to-end development services including permitting, design, construction, project management, and facility management after move-in



High quality standards including flexible 12x24 m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting



CTP is a full-service commercial real estate developer and manager

specializing in the delivery and management of custom-built, high-tech business parks for leading international and domestic companies making strategic investments in new or expanded operations in Central Europe.

- CTP adds value due to its vertically integrated business model and dedicated team of over 740 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.
- After move-in, CTP provides full park and property management services. On-site, or through our 24/7 on-line ServiceDesk, CTP is able to provide quick response times and a personal, professional approach.
- CTP remains the owner and manager of our business parks, continually investing and upgrading our facilities to ensure lasting value to our clients.
- Awarded ISO 14001 certification in 2011, continual improvement is part of our DNA. Every year we rigorously review our building standards to keep up with the latest developments to both save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

#1

Market leader in CEE

11.0 Million m<sup>2</sup>

Total Lettable Area

10

European countries

740+

Employees

1000+

Clients

NOTES



# Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

## Roof

→ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.



## Landscaping

→ CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

## Public transport & Access

→ Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

## Fence, Gates & Pavement

→ Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

## Signage & Branding

→ All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

## Facade

→ Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

## Hydraulic Dock Levellers

→ Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

## Outside Areas

→ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.



# Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

## Sustainability

- All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.
- All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



## Sprinklers & Fire Safety

- Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

## Lighting

- Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

## Halls

- Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

## Floors

- Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

## HVAC Systems

- All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

## Offices

- Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.