CTPark Pitești

Park Address:
Căteasca
117224 Pitești
Romania
44°45'4"N 25°5'10"E

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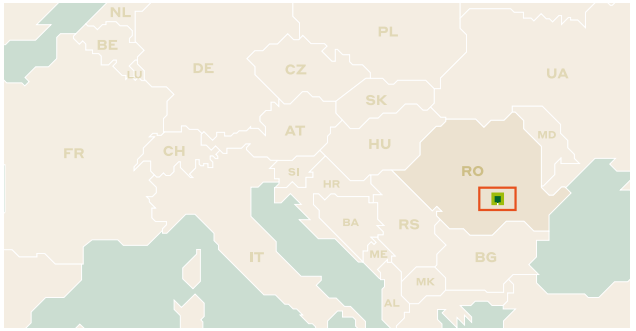
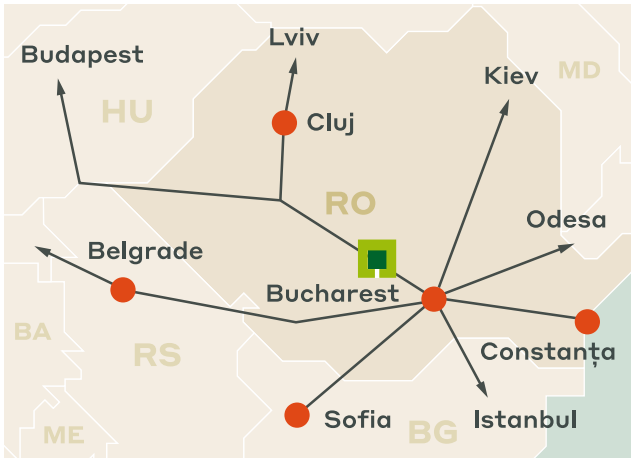


DISTANCES	
Pitești	**25 km**
Bucharest City Centre	**97 km**
Bucharest International Airport	**106 km**
Constanța	**330 km**
Varna	**339 km**



CTPark Pitești is located in the heart of Romania's automotive industry nearby the Renault-Dacia and Ford Romania assembly plants, on the E70/A1 motorway, 10 km from Pitești (pop. 150,000) and 90 km from Bucharest. Nearby Pitești is a university city with a long industrial tradition, lower costs and available skilled labour force.

Park Benefits

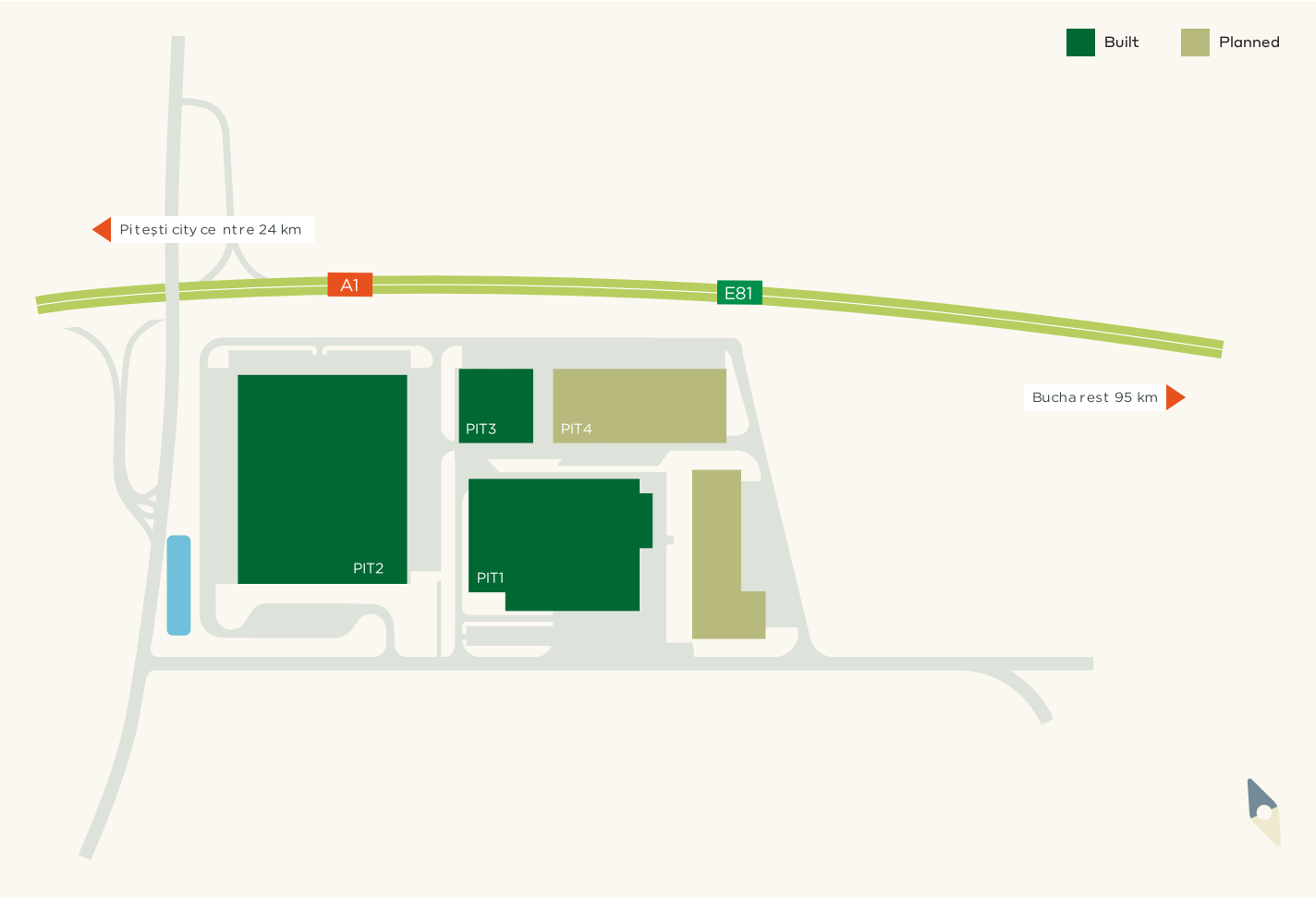
- Automotive/high-tech cluster
- Renault-Dacia (Mioveni) – 25 km
- Ford Romania (Craiova) – 100 km
- Industrial centre with long tradition

CTP Benefits

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

Regional benefits

- Highly industrialized: centre of Romanian auto industry
- Two universities: 12,000 students; 17 high schools
- Centre of energy industry with Arpechim oil refinery



AVAILABILITY	
AVAILABLE NOW	**0 m²**
DEVELOPMENT OPPORTUNITY	**21,311 m²**
BUILT-UP AREA	**71,358 m²**
TOTAL AREA	**24.23 ha**

MAJOR INVESTORS IN THE PARK	
Faurecia	Global leader and innovator in vehicle interiors and emission technology
Arctic	Market leader in Romania and Europe's largest home appliance manufacturer

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 12×24 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^2
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.