

STRATEGIC LOCATION NEAR
BUCHAREST



P3 BUCHAREST A1

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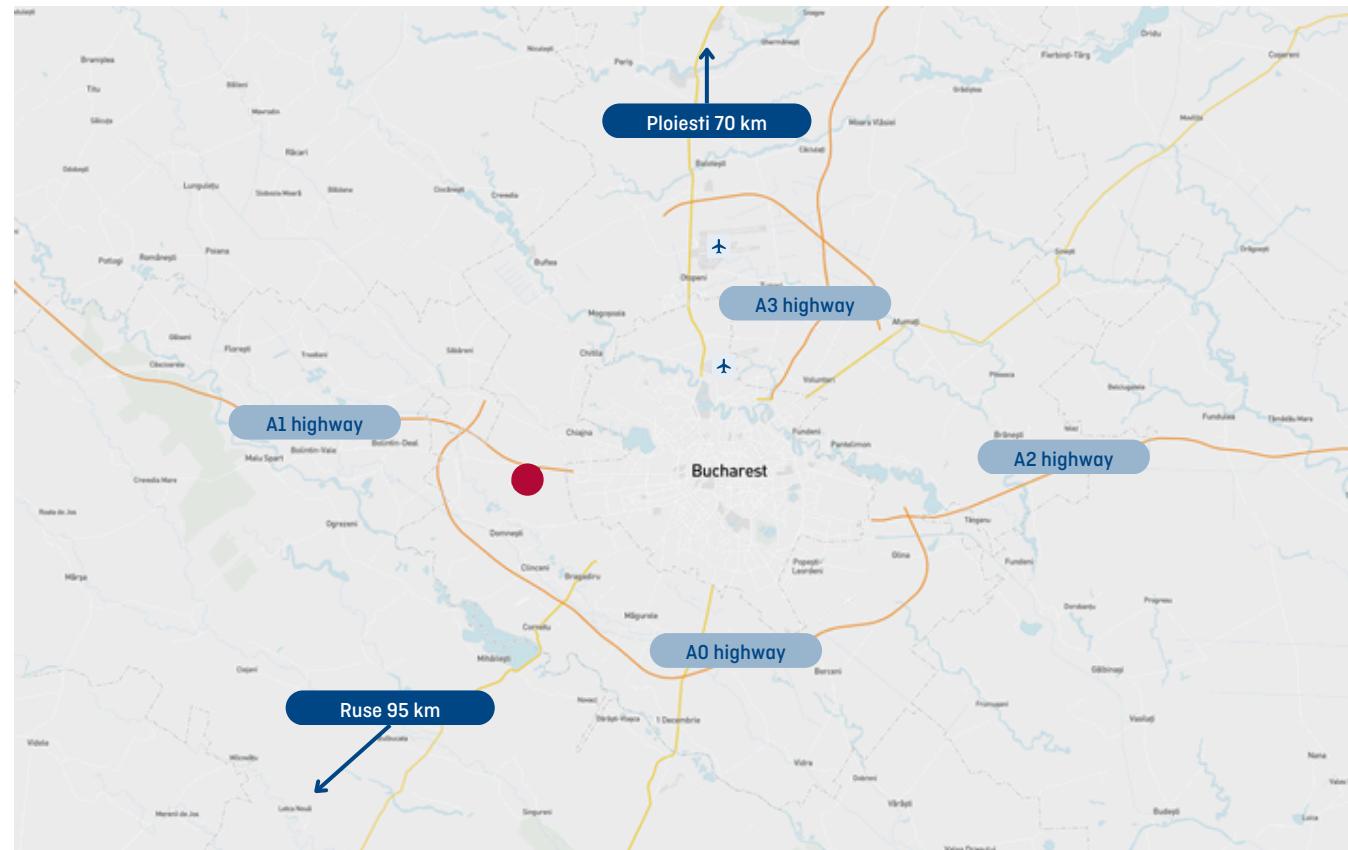
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All information in this document is valid on this date.
For current information please contact P3 Team.



OVERVIEW

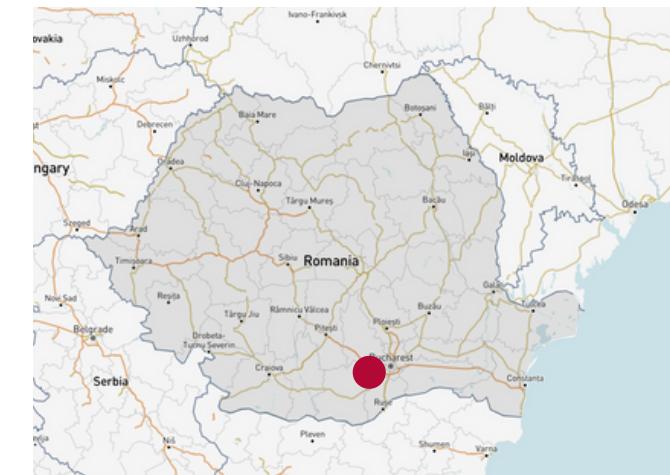
P3 Bucharest A1 is strategically located in the Chiajna commune, approximately 13 km west of Bucharest's city centre.

The park benefits from direct access to the A1 motorway, Romania's main westbound transport corridor and part of the pan-European Corridor IV, providing efficient connections between Bucharest and the western regions of the country as well as Central and Western Europe. The proximity to Bucharest's ring road ensures easy access to all six districts of the capital and supports efficient last-mile distribution. P3 Bucharest A1 also offers convenient connectivity to Henri Coandă International Airport, located approximately 22 km away, and to the A2 motorway, which links Bucharest with eastern Romania and the Port of Constanța, making the park well suited for logistics, manufacturing, and distribution operations.



DISTANCES TO MAJOR CITIES

A1 highway	1 min	1 km
A0 highway	5 mins	5 km
Bucharest Henri Coandă International Airport	22 mins	22 km
Bucharest City Centre	15 mins	16 km
Ruse	1 hour 35 mins	95 km
Ploiești	1 hour 20 mins	70 km
Bulgarian border	3 hours 10 mins	210 km
Moldovan border	4 hours 50 mins	382 km



LOCAL ACCESS

The park covers a total area of approximately 380,000 sq m and comprises 14 modern warehouse buildings, supported by a high-voltage power station and an on-site railway terminal that enables efficient multimodal logistics. The infrastructure is designed to accommodate a wide range of industrial, logistics, and distribution activities.

To support on-site operations and employees, a self-service restaurant with a seating capacity of around 200 people has been available since November 2020. In addition, a dedicated workers' accommodation building has been operational since 2022, offering 252 beds within the park.

The park is home to a strong and diversified tenant mix, including major international and regional companies such as Carrefour, eMAG, Altex, Gebrüder Weiss, Interbrands, Elit, Agricover, Europharm, HOPI, and E van Wijk Logistics, reinforcing its role as a key logistics hub in the region.

 Airport	 Parking
 Train station	 EV charging station
 Bus stop	 Truck entrance
 Tram stop	 Main entrance



Get directions

AVAILABLE SPACE

Building	Warehouse (m ²)	Office (m ²)	Development (m ²)
1 - Unit A	2,700	301	-
1 - Unit B	3,500	220	-
3	-	-	4,380
8 - Unit A	9,000	338	-
8 - Unit B	7,776	-	-
8 - Unit C	9,070	338	-
11	3,400	170	-
14	-	-	100,000
Total	37,736	1,617	104,380

Existing Building

Development Opportunity

P Truck parking

Canteen

Hostel

Rail platform

Main Entrance

High Voltage Station



TECHNICAL SPECIFICATIONS

- Turn-key premises specification and custom-made solutions
- Flexible layout with units up to 40,000 m²
- Sprinkler system (USFR)
- Infra-heating or heating blowers
- Flexible office layout with air-conditioning
- Minimum of 1 loading dock with dock leveller per 600-680 m² of warehouse space
- Column grid structure: 22.5 x 15 m
- Possible cross-docking
- Clear height of warehouse space: 11.5 m
- Floor loading capacity: 5-6 t/m²
- Dedicated rail terminal
- 30-35 m truck yard
- Train station adjacent to the park



SUSTAINABLE PERFORMANCE

Yes

LED

A / B

EPC RATING



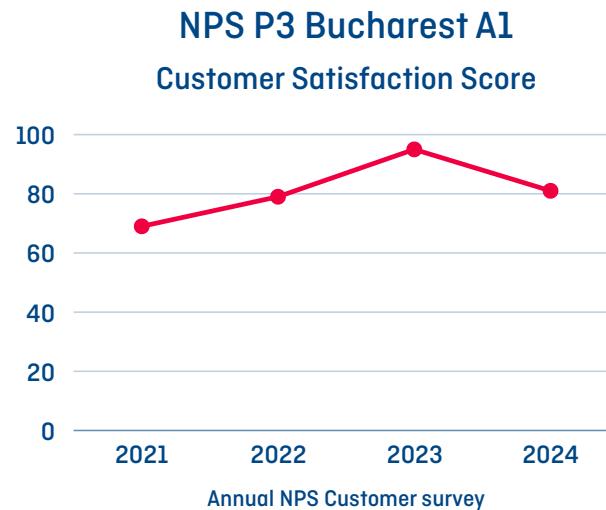
At P3 Bucharest A1, Parklife means creating a logistics park designed around the people who work there. The park offers practical on-site amenities, including a canteen and dedicated hostel accommodation, making daily routines more convenient for employees. Through attentive park management and thoughtfully designed shared spaces, P3 Bucharest A1 fosters a supportive working environment that enhances satisfaction, productivity, and a true sense of community.

CANTEEN

- The canteen was open in November 2020 and it is located in the center of the park
- Total surface is of approximately 400 m²
- Total capacity of 200 seats at tables
- Outdoor terrace
- Diversity of daily menu
- Possibility for monthly subscriptions for employees in the park

HOSTEL ON SITE

- The hostel is located in the center of the park in the vicinity of the canteen and will be serving a central role for all park customers
- The project combines worker accommodation, conferencing facilities and related services
- The building offers accommodation at an affordable rate for remote and seasonal workers.
- First phase: 1,700 m² building offers accommodation for 212 people
- Each room includes a maximum of 4 beds
- Rooms are completely furnished and equipped



SUSTAINABLE OPTIONS – EXTERIOR

1 SUSTAINABLE BUILDING MATERIALS

Sustainable building materials: use of durable, locally sourced materials; reuse and recycling of construction waste where possible; preference for low-emission, environmentally friendly products.

2 MODERN BUILDING DESIGN

Enhanced thermal regulation through efficient heating and cooling systems, optimised wall and roof insulation, and climate-responsive design to reduce unwanted heat gains.

3 RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4 BIODIVERSITY INITIATIVES

Enhanced landscaping to support pollinators and site aesthetics, provision of green spaces and amenities, introduction of green walls or roofs where feasible, and rainwater harvesting for landscaping and operational uses.

5 SUSTAINABLE TRANSPORTATION ACCESS

Availability of public transport, bicycle facilities with e-bike charging, dedicated carpool and car-share parking, and electric vehicle charging stations.



SUSTAINABLE OPTIONS – INTERIOR

1 SMART-READY SYSTEMS AND FITTINGS

Sustainable building materials: use of durable, locally sourced materials; reuse and recycling of construction waste where possible; preference for low-emission, environmentally friendly products.

2 ENERGY-EFFICIENT LIGHTING

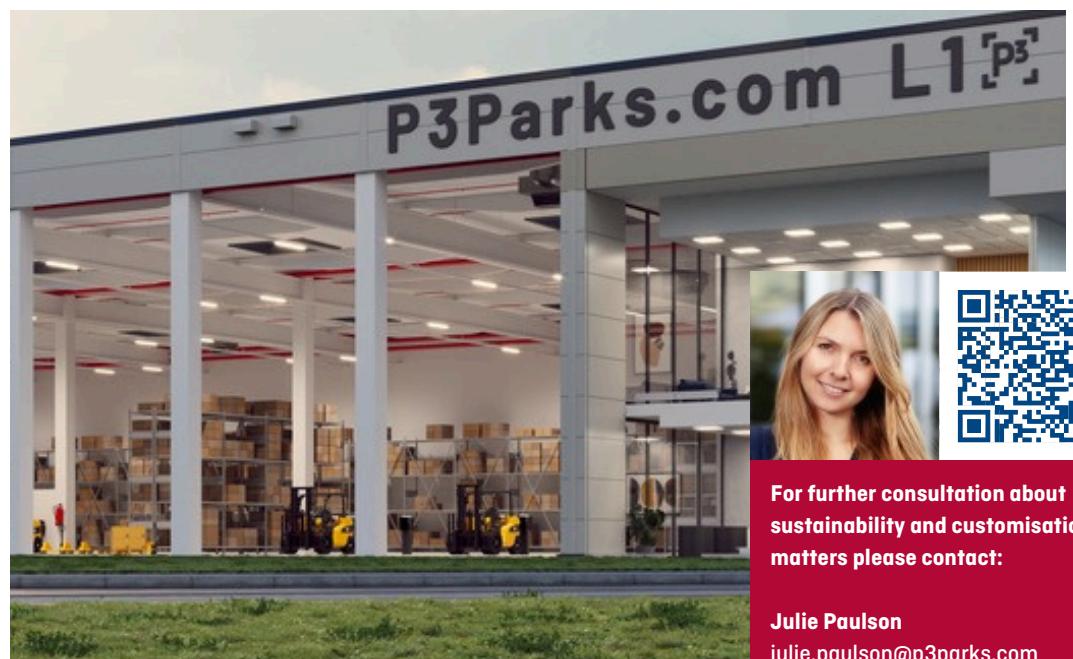
High-efficiency LED lighting as standard, complemented by increased natural light through skylights and windows to reduce daytime energy use.

3 TENANT AND WORKER SAFETY

High-visibility safety markings to protect workers. All developments following local building code with regards to safety

4 ENVIRONMENTALLY FRIENDLY TENANT FIT-OUT OPTIONS

Low-flow water fixtures to reduce consumption, use of locally sourced natural materials, inclusion of green and recreational spaces to enhance comfort, and waste-sorting facilities to support recycling and upcycling.



For further consultation about sustainability and customisation matters please contact:

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P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com

10.3 mil. m² 11

GROSS LETTABLE AREA

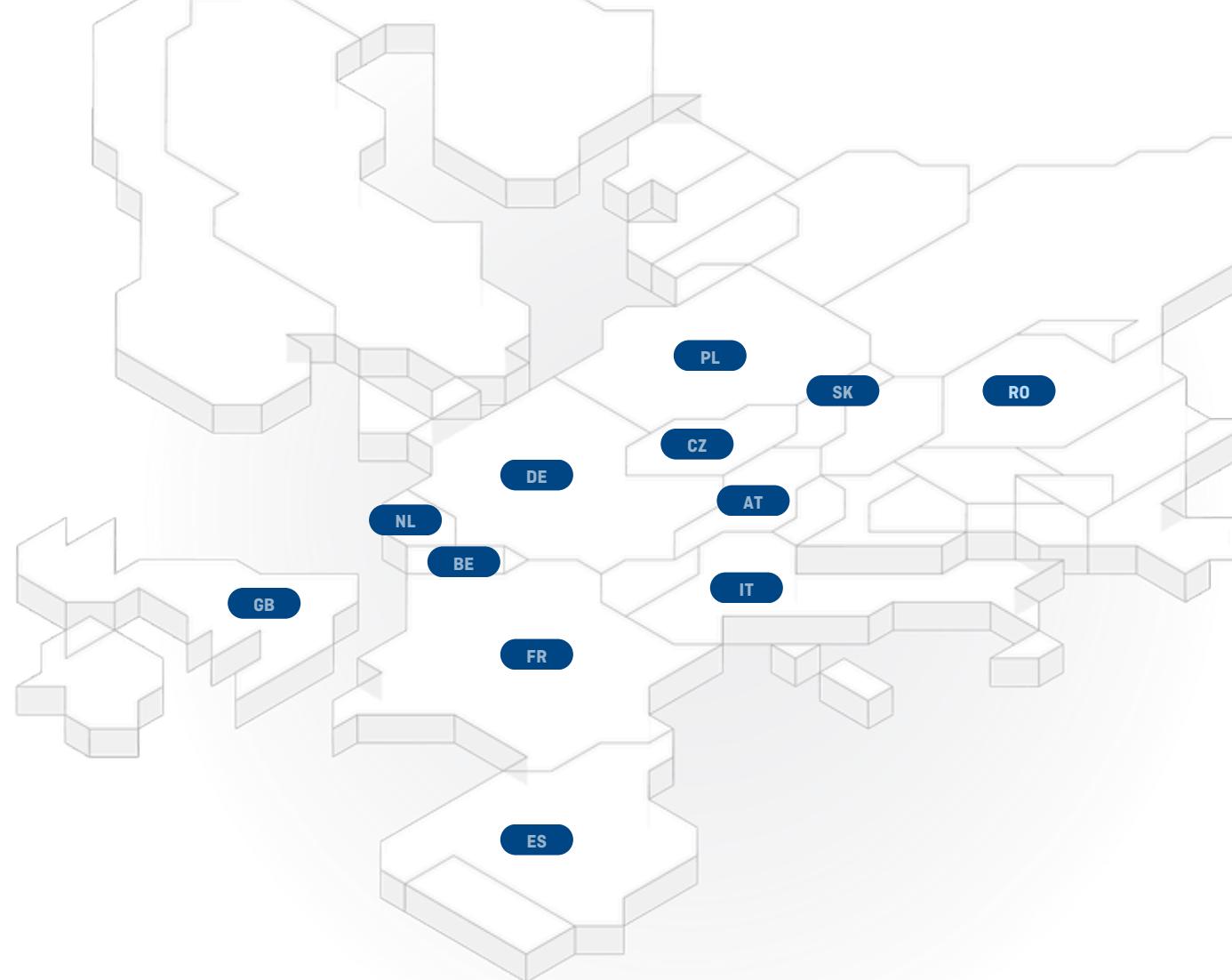
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



**OWNER — P3 — INVESTOR
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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