

HOME FOR  
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# P3 BUCHAREST A1

## ADDRESS

Strada Italia 1-7  
77040 Chiajna  
Romania

## COMMERCIAL CONTACT

Cristina Pop  
+40 731 199 009  
[cristina.pop@p3parks.com](mailto:cristina.pop@p3parks.com)

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For current information please contact Cristina Pop.

## OVERVIEW

P3 Bucharest A1 is located in the area of Chiajna commune, approximately 13 km west of Bucharest's city centre. It features direct access to the A1 motorway, which is part of the pan-European Corridor IV, and is planned to connect Bucharest with the western part of Romania. The park is close to Bucharest's ring road, providing easy access to all the city's six districts, to Henri Coanda International Airport (22 km) and the A2 motorway. The total area of the park is around 380,000 m<sup>2</sup> and comprises 14 warehouse buildings, a high voltage station and a railway terminal. As of November 2020 a self service restaurant with a capacity of 200 people is available on site.

Starting with 2022, a building with accommodation units for workers with a capacity of 252 beds is also available within the park

The largest customers of the park are Carrefour, Emag, Altex, Gebrüder Weiss, Interbrands, Elit, Agricover, Europharm, HOPI and E Van Wijk Logistics.

# 104,380 m<sup>2</sup>

### DEVELOPMENT OPPORTUNITY

Bucharest 36 mins (18.1 km)

Ploiesti 1 hour 1 min (68.3 km)

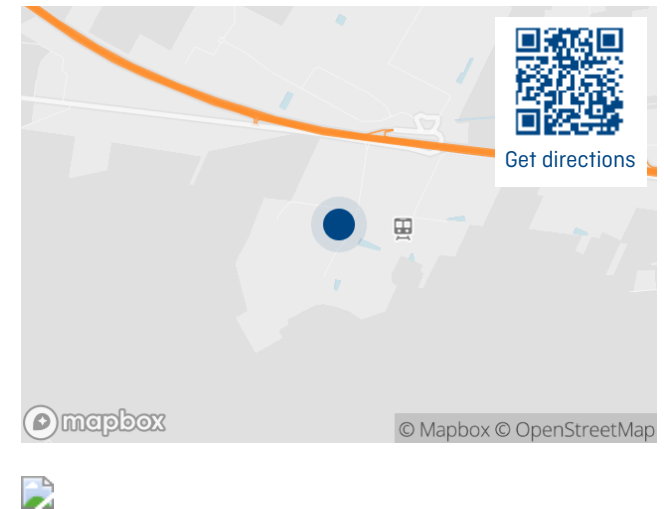
Ruse 1 hour 30 mins (86.5 km)

# 21,773 m<sup>2</sup>

### AVAILABLE SPACE

# 1,909 m<sup>2</sup>

### AVAILABLE OFFICE SPACE

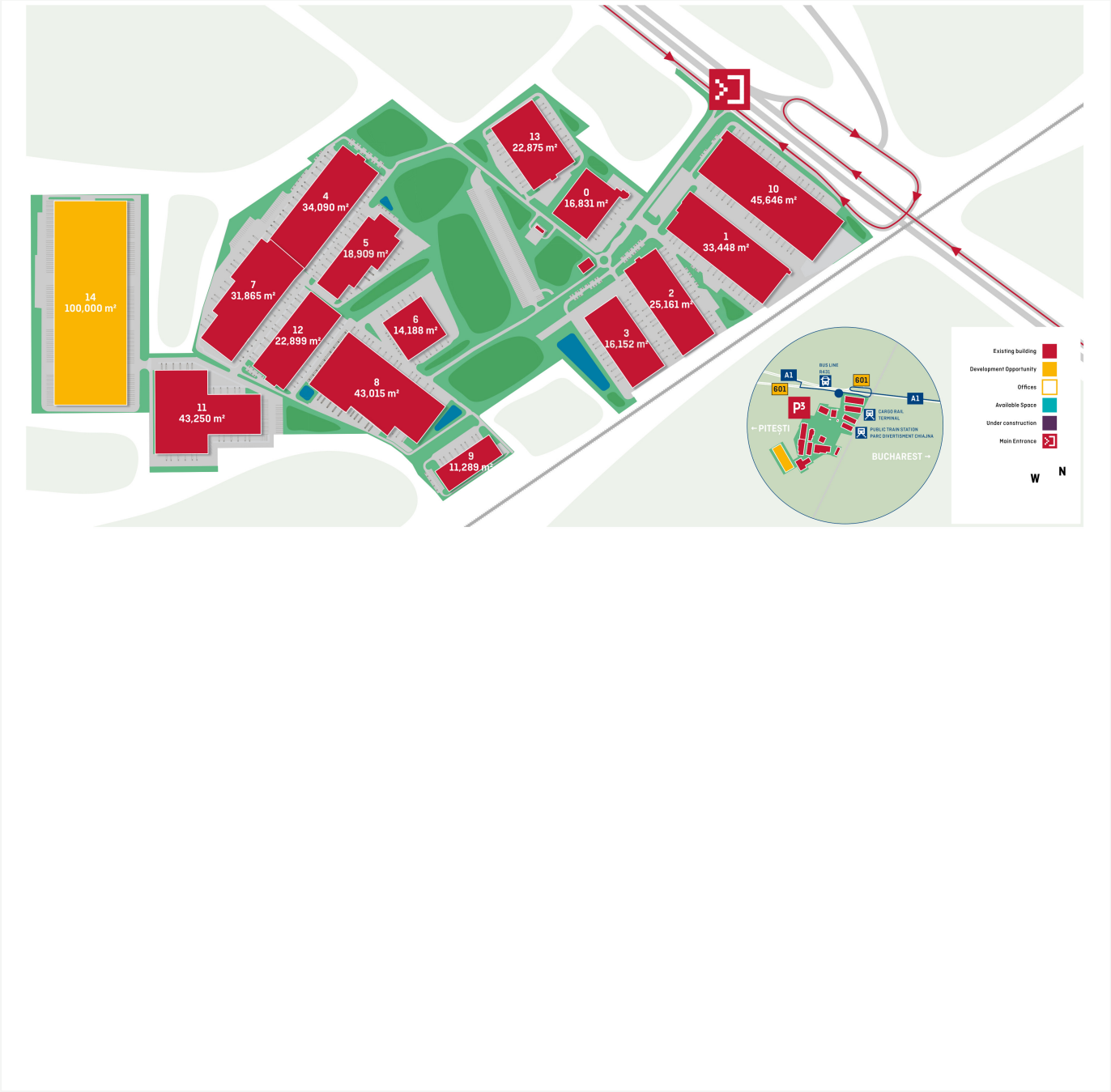


AVAILABLE SPACE

| Building | Available development space | Available warehouse space | Available office space |
|----------|-----------------------------|---------------------------|------------------------|
| 14       | 100,000 m <sup>2</sup>      | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| 0        | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| 1        | 0 m <sup>2</sup>            | 2,717 m <sup>2</sup>      | 301 m <sup>2</sup>     |
| 10       | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 123 m <sup>2</sup>     |
| 11       | 0 m <sup>2</sup>            | 4,802 m <sup>2</sup>      | 319 m <sup>2</sup>     |
| 12       | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |
| 13       | 0 m <sup>2</sup>            | 2,290 m <sup>2</sup>      | 0 m <sup>2</sup>       |
| 2        | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 249 m <sup>2</sup>     |
| 3        | 4,380 m <sup>2</sup>        | 0 m <sup>2</sup>          | 403 m <sup>2</sup>     |
| 4        | 0 m <sup>2</sup>            | 0 m <sup>2</sup>          | 0 m <sup>2</sup>       |

[See full list of buildings](#)

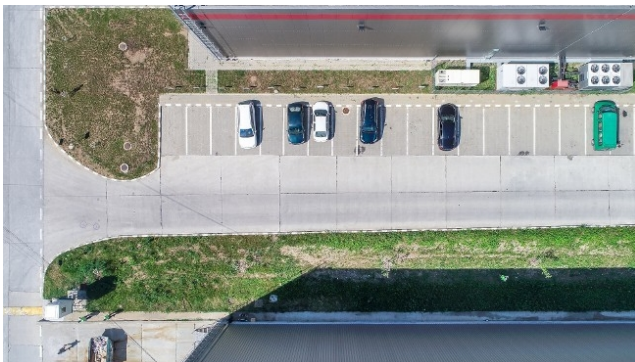
- Existing building
- Development opportunity
- Offices
- Under construction





## KEY FEATURES

- Turn-key premises specification and custom-made solutions
- Flexible layout with units up to 40,000 m<sup>2</sup>
- 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 m<sup>2</sup> 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/m<sup>2</sup>
- Dedicated rail terminal

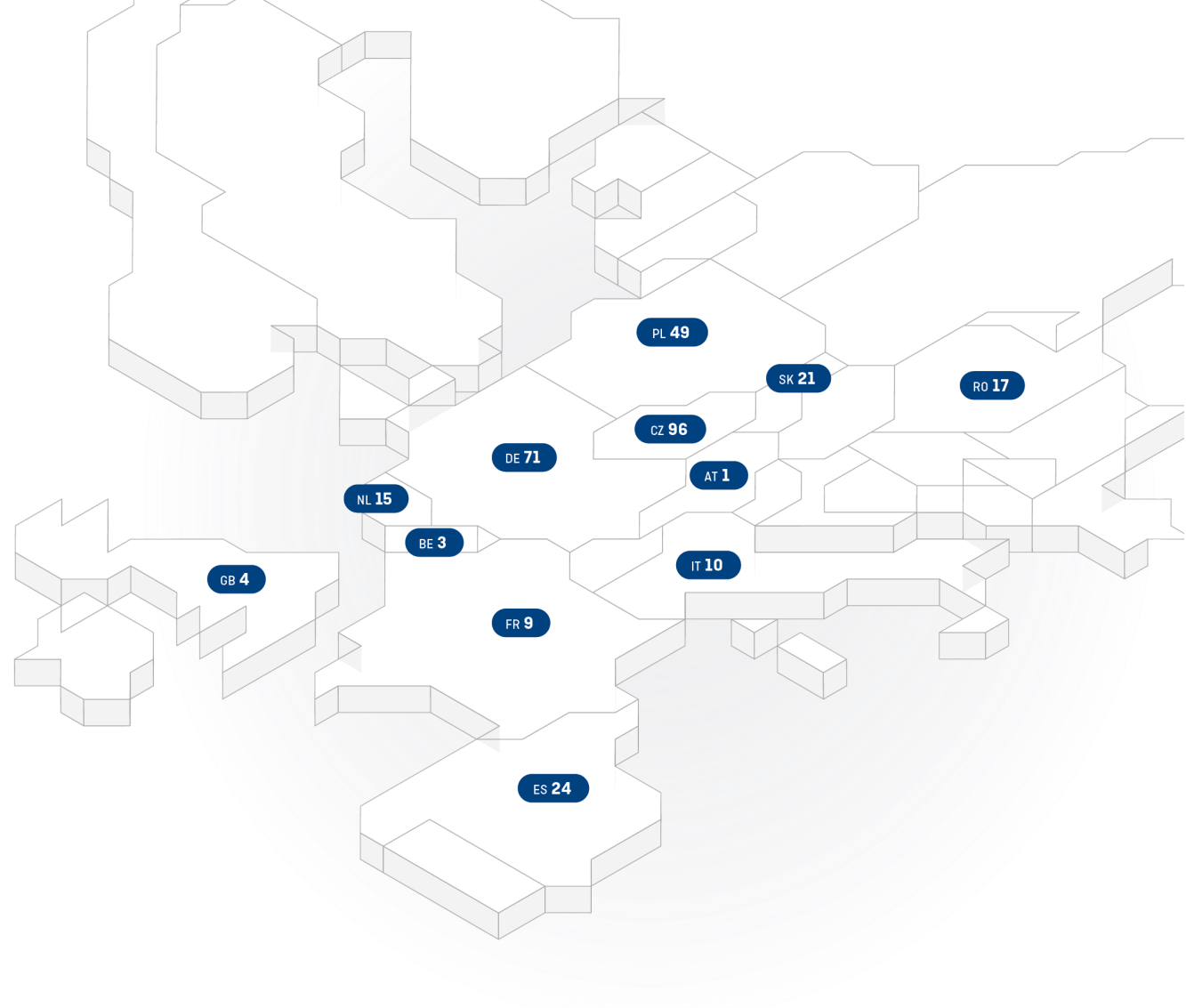


## ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m<sup>2</sup> of assets under management and land bank of 1.9 million m<sup>2</sup> for further development.

P3 has commercial activities in 12 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 12 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)

Where to find us?



# 7,6 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

COUNTRIES

# 1,9 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 470

CUSTOMERS





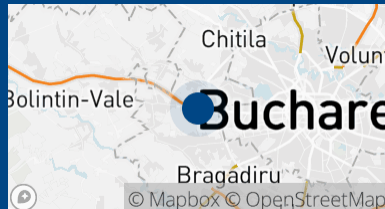
# SPACE TO CREATE

## COMMERCIAL CONTACT



**Cristina Pop**  
cristina.pop@p3parks.com  
+40 731 199 009

## COUNTRY OFFICE



**P3 Logistic Parks Romania  
Management S.R.L.**  
P3 Bucharest A1, 1-7 Italia St.,  
Wh0, 1st fl  
077040 Chiajna, Ilfov, Romania  
romania@p3parks.com

**P3Parks.com**

