

Exclusive Investment Opportunity

Strategic Intravilan Land for Logistics/Industrial Park

Giurgiu, Romania · At the Gateway to Schengen Europe

260,000

sqm Total Area

23

EUR/sqm Price

500,000

sqm Expansion

4.5

km to Customs

Executive Summary

The Key Investment in Southeast Europe

Strategic Location

4.5 km from **Giurgiu Customs** – the strategic crossing point into Schengen Europe. First point after entering Romania, providing direct access to European markets.

Schengen Entry Point

Clean & Build-Ready

Clean and build-ready land, prepared for immediate construction. Located in the strategic industrial area of Giurgiu with all necessary infrastructure.

Ready for Immediate Use

Expansion Potential

Development possibilities up to **500,000 sqm**. Additional 240,000 sqm of adjacent land available for future expansion.

260,000 + 240,000 sqm

Complete Utilities Infrastructure

 **Electrical Station**
at 250m

 **Natural Gas Available**

 **Water Supply**
Industrial network

 **Sewage System**
Domestic & industrial

Adjacent to City: Immediate access to workforce from Giurgiu

Competitive Price & Workforce

23 EUR/sqm

vs 40-60 EUR/sqm in Bucharest

-45% Cost Savings vs Bucharest

 All utilities at property boundary – **zero connection costs**

Strategic Advantages

Perfect Connection Between Central and Southeast Europe



Strategic Positioning

Located at **4.5 km from Giurgiu Customs**, the land provides direct connection between Central Europe and Southeast Europe. This is the **first crossing point** after entering Romania, making it a critical node for continental trade flows.



Schengen Accession 2025

Starting **January 2025**, free movement without border controls transforms Giurgiu into a strategic frontier point for commercial flows. This will **significantly increase land values** in the area.

Impact Metrics

Electrical Station

250m

Giurgiu City

500m

Transit Time

-30 min

Cost Reduction

-100 EUR/Day

GDP Growth

+2%

Road Connections



DN5 (E70/E85)

Direct connection to Bucharest (60 km)



Motorway A1

Rapid connection to Western Europe



4.5 km to Giurgiu Customs

Main Schengen crossing point

Multimodal Transport



Giurgiu Port

River transport on the Danube



Active Border Crossings

Giurgiu (Main)

Calafat (Active)

Bechet (Active)

Giurgiu City

Immediate workforce access

PROPERTY DETAILS

Technical Specifications

Land Ready for Immediate Development

Location

-  Address:
Sos. Sloboziei, Km 4
-  County:
Giurgiu
-  Zone:
Platforma Chimica

Legal Status

-  Legal Regime:
INTRAVILAN
-  Use Category:
Curți Construcții
-  Land Type:
Industrial Land

Documentation

-  Status:
Clean & Clear
-  Ready:
Ready for Immediate Use

260,588

Total Area (sqm)

Construction Ready

No demolition required · Clean & Clear status

Immediate construction possible

All documentation complete

Road Access

Soseaua Sloboziei Km 4
Direct DN5 Access
Heavy Transport Access · Easy Access

Transport

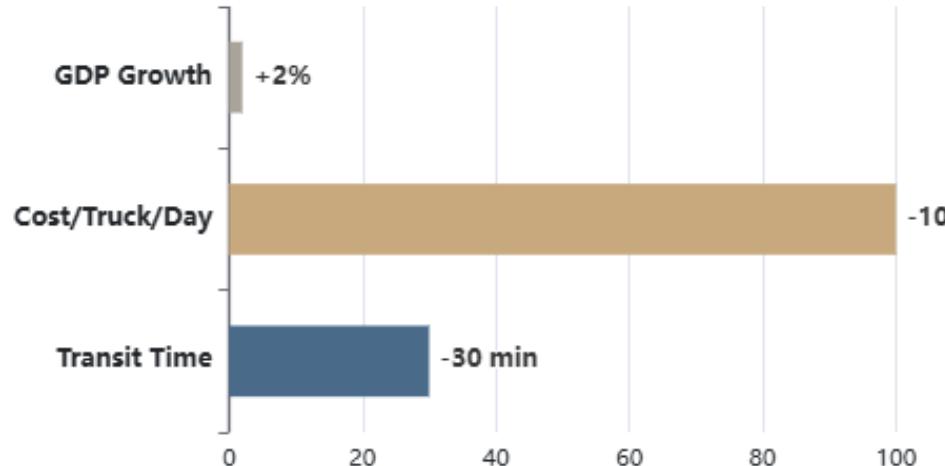
Heavy Transport Access
Direct DN5 Access
Easy Access · Future expansion opportunity

Expansion Potential

+240,000
sqm additional
Adjacent land available · Significant expansion possibility

European Context

Schengen Accession Impact — Transforming Logistics Market



Elimination of Border Controls

Starting January 2025, Romania's Schengen accession eliminates border controls at active land border crossings with Bulgaria and Hungary.

Schengen Accession Transforms Giurgiu into a Strategic Frontier for West-Southeast Europe Commercial Flows

- 1 Accelerated commercial flows
- 2 Improved regional access
- 3 Enhanced trade connectivity

Immediate Benefits

- ⌚ Reduced Transit Times:
30 min saved per truck
- 💶 Lower Logistics Costs:
-100 EUR/truck/day savings
- 📦 Free Flow of Traffic:
No queues at border crossings
- 📈 Economic Growth:
2% GDP boost estimated

Active Border Crossings

	Giurgiu	Main Point
	Calafat	Active
	Bechet	Active

Complete Infrastructure

Ready for Industrial Operations

Electrical Power

- ✓ Electrical station at **250m** – High capacity
- ✓ Direct connection to national grid
- ✓ Stable supply for industrial operations
- ✓ Possibility for solar panels

250m To Power Station

High capacity electrical infrastructure

Natural Gas

- ✓ Network available in the area
- ✓ Easy connection for industrial heating
- ✓ Reduced costs for production processes

Telecommunications

- ✓ Fiber optic internet – High speeds
- ✓ Fixed & mobile telephony
- ✓ 5G infrastructure in area
- ✓ Multiple providers for redundancy

Water & Sewage

- ✓ Industrial potable water network
- ✓ Domestic & industrial sewage
- ✓ Capacity for cooling processes



Key Advantage

The land is clean and build-ready, prepared for immediate use. All utilities are available at the property boundary or in immediate vicinity.

€0

Zero connection costs

- Immediate development ready
- All utilities at property boundary

Human Resources

Education & Qualification

- ✓ Professional schools in Giurgiu area
- ✓ Technical universities in Bucharest (60 km)
- ✓ Training programs through AJOFM
- ✓ Industrial experience – Former chemical zone

Easy Access

- ✓ Land located hundreds of meters from city – accessible by foot/bicycle
- ✓ Immediate access to Giurgiu City workforce
- ✓ Excellent connectivity to Bucharest (60 km)

Salary Cost Advantages

-30%

vs Bucharest

-78%

vs EU Average

Workforce Pool

70,000

Giurgiu City
Population

Available locally

270,000

Giurgiu County
Extended workforce pool

Immediate workforce pool

8M

Romanians in
Workforce

Extended pool within 60 km radius

Lower

Costs
National talent pool

Available locally · Experienced



Experienced & Available Workforce

Available locally · Extended pool within 60 km radius

Lower Costs

Experienced

Market Context

E-Commerce Growth

+30%

Annual increase in online commerce

The growth of online commerce drives demand for modern warehouses. Companies need logistics spaces to reduce delivery times.

Nearshoring Trend

Relocation of production closer to European markets. Romania benefits from this trend as an industrial base in Eastern Europe.

Manufacturing

Distribution

Assembly

Market Inventory

7.8M

sqm Modern Stock

Vacancy Rate:

5%

Total market inventory · Balanced market

Favorable Growth Context 2024-2025

Market Indicators

1M

sqm Transacted (Annual Volume)

5-6%

Growth Rate (Annual increase)

Development Pipeline

Pipeline:

400k sqm

Market Potential:

4x Smaller

Huge potential · Estimated 2025 delivery · than Poland

Attractive Yields

Favorable Context for Investors

Current Rental Levels

Standard Warehouse

Basic industrial facility

350-600

EUR/sqm/month

Complete Logistics Center

Full-service facility

600-900

EUR/sqm/month

Refrigerated Warehouse

Cold storage facility

800-1,200

EUR/sqm/month

Construction Costs

Bucharest & Area

4.5-5.0

EUR/sqm

Regional Cities

3.8-4.5

EUR/sqm

Rental Growth

+26%

Annual Rent Growth

Compared to 2021

Strong rental growth driven by demand exceeding supply. Market expects continued growth.

Tenant Profile

30%

Retail & E-Commerce

30%

Logistics Operators

23%

Manufacturing

21%

Others

Investment Climate

Romania's Strategic European Hub



EU Member

Full European Union membership



NATO Member

Strategic security alliance



Schengen Member

Free movement since Jan 2025

€ Competitive Costs

Labor Costs

vs Western Europe

Utility Costs

Electricity, gas, water

Cost-effective business environment for long-term operations

Domestic Market

19M

Substantial consumer market

Population

Investment Sectors

Manufacturing 41% · Logistics & Transport 17.5%



EU Funding Access

30+

Billion EUR 2021-2027

Access to European funds for infrastructure, innovation, and regional development projects.



Strategic Position

- ✓ Crossroads between Central and Southeast Europe
- ✓ Danube-Rhine Corridor direct connection
- ✓ Major transport routes intersection

5.73

Billion EUR FDI 2024

DEVELOPMENT POTENTIAL

Development Vision

European-Class Logistics Park Potential

Total Developable Area

500,000
sqm

260,000 + 240,000
Existing Land Adjacent Land

Significant expansion possibility

The land can host a European-class logistics park

Standard Warehouses

10,000-50,000 sqm/unit

Flexible layouts for diverse tenants

Cross-Docking

Rapid transfer platforms

High-efficiency cargo handling

Refrigerated Zones

Temperature controlled

Cold chain logistics

Office & Services

15-20% allocation

Management and support facilities

Development Vision

The ideal hub for Southeast Europe distribution. With **500,000 sqm total development potential**, it offers a complete logistics ecosystem.

Flexible layouts for diverse tenants

Complete logistics ecosystem

Financial Analysis

Land Sale Projections

Current Transaction

Total Land Area:

260,000 sqm

Price per sqm:

23 EUR

Total Transaction Value:

5,998,000 EUR

Expansion Scenario

Current:

260k sqm

Additional:

+240k sqm

Total:

500k sqm

For complete logistics park

Growth Potential

Land value expected to increase with Schengen accession (January 2025). Strategic location ensures sustained demand.

Land Value Appreciation

Significant Savings

~45%

Cost Savings

At 23 EUR/sqm vs 40-60 EUR/sqm in Bucharest, this offers substantial savings.

Investment Opportunity

23

EUR/sqm

vs 40-60 EUR/sqm in Bucharest
Strategic location · Competitive pricing · Expansion potential

Investment Profitability

ROI Scenarios over 10 Years • 260,000 sqm Land Investment

保守方案 (Conservative Scenario)

40-60%

Estimated ROI

Over 10 Years

- 渐进价值增长: 5-8%/year
- 占有率: 70-95%
- 极低风险

基于历史数据和市场基本面

投资优势 (Investment Advantages)

- ✓ 战略位置 – Schengen gateway
- ✓ 临街土地 – 建筑准备状态
- ✓ 完备基础设施 – 全部在边界

乐观方案 (Optimistic Scenario)

60-80%

Estimated ROI

Over 10 Years

- 加速增长: 10-12%/year
- 立即 Schengen 影响
- 高需求环境

基于立即 Schengen 利益和加速物流需求



强 ROI 潜力 (Strong ROI Potential)

40-80%

保守 40-60% • 乐观 60-80% over 10 years

Unique Advantages

[Why Invest Now](#)

Location Uniqueness

4.5 km from Giurgiu Customs

Main Schengen crossing point

First Schengen Point

After entering Romania

Perfect Timing

Schengen Accession

January 2025 – Increases land values

Market Growth

+30% Annual logistics demand

Ready Infrastructure

- ✓ Electrical Station 250m
- ✓ All Utilities: Gas, Water, Sewage, Fiber
- ✓ DN5 & A1 Access

Highway Access

Direct highway connections

Market Conditions

5% Vacancy Rate • High occupancy environment

Danube-Rhine Corridor

Direct connection

Attractive pricing

23

vs 40-60 EUR/sqm

Workforce Available

70,000

Giurgiu population

Zero Connection Costs

At Property Boundary

Risk Management

Protected Investment

Market Risk

Risk:

Decreased demand for logistics spaces

Mitigation:

Giurgiu Customs ensures constant demand. Strategic location at Schengen border provides long-term stability.

Financial Risk

Risk:

Interest rate fluctuations

Mitigation:

Diversification potential: logistics, production, distribution. Multiple revenue streams reduce exposure.

Occupancy Risk

Risk:

Difficulty finding tenants

Mitigation:

Market growing +30% annually. Demand exceeds supply with only 5% vacancy.

Regulatory Risk

Risk:

Changes in legislation

Mitigation:

Price of 23 EUR/sqm well below market. EU and OECD candidate status provide regulatory stability.

Investment Protection Summary

**Strategic Location**

Constant demand

**Growing Market**

+30% annually

**Attractive Price**

Below market

**Diversification**

Multiple uses

Action Plan

Steps to Transaction Completion

1 Site Visit

- ✓ Land viewing
- ✓ Detailed presentation
- ✓ Complete documentation

Week 1

2 Due Diligence

- ✓ Legal verification
- ✓ Technical verification
- ✓ Complete analyses

Weeks 1-2

3 Negotiation

- ✓ Price negotiation
- ✓ Purchase terms
- ✓ Payment conditions

Weeks 2-4

4 Completion

- ✓ Contract signing
- ✓ Registration
- ✓ Property transfer

Months 2-4

Documentation Required

- 📄 Land register
- 📄 Urbanism certificate
- 📄 Approvals
- 📄 Technical documentation



Full Support

Full assistance throughout the entire process. Dedicated team available for any questions or clarifications.

2-4

Months Total Duration

Investment Summary

1 Unique Opportunity

Strategic intravilan land at **4.5 km** from Giurgiu Customs – key Schengen entry point.

Strategic location

2 Attractive Price

23

EUR/sqm

vs 40-60 EUR/sqm in Bucharest
Competitive pricing

3 Complete Utilities

Electrical station at **250m**, gas, water, sewage – all at boundary.

Zero connection costs

4 Growing Market

+30%

Annual demand

5% Vacancy rate

5 Expansion Potential

500,000

sqm total

For complete logistics park

6 Attractive Yield

40-80%

ROI 10 years

Value growth with Schengen

Recommendation

ACT NOW

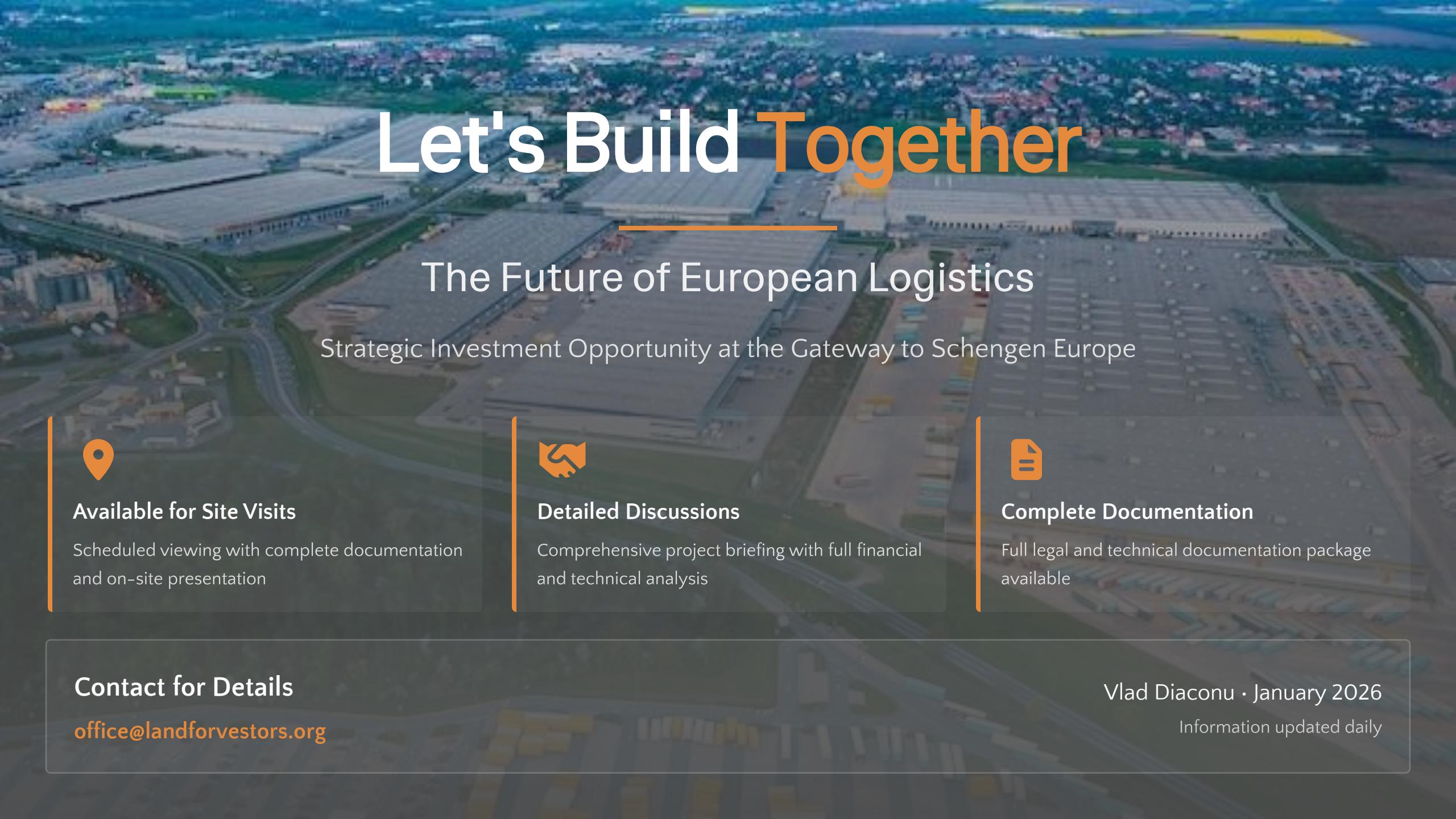
Acquire complete 26 hectares to maximize development potential and profit.

Strategic Location

Growing Market

Attractive Yield

Let's Build Together



The Future of European Logistics

Strategic Investment Opportunity at the Gateway to Schengen Europe



Available for Site Visits

Scheduled viewing with complete documentation and on-site presentation



Detailed Discussions

Comprehensive project briefing with full financial and technical analysis



Complete Documentation

Full legal and technical documentation package available

Contact for Details

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Vlad Diaconu · January 2026

Information updated daily