

OFF-MARKET · EXISTING BUILDINGS · VACANT POSSESSION

Industrial land with seven buildings, 800 m from Cluj Airport

Cluj-Napoca, Someșeni district · airport area



Concrete yard and existing buildings. Inspection photograph, October 2024.

ASKING PRICE

EUR 5,000,000

VAT included, negotiable · approx. EUR 4,132,000 excl. VAT
approx. EUR 455/sq m incl. VAT, on approx. 11,000 sq m

Land	7,057 sq m registered + approx. 4,000 sq m
Buildings	approx. 2,998 sq m footprint, 7 structures
Road frontage	81 m, HGV access
Airport	approx. 800 m

Approximately 1.1 hectares within Cluj-Napoca city limits, with existing halls, workshops and offices, 81 m of road frontage and the CFR rail line along the rear boundary. A working site from day one.

Why this asset

- Approximately 1.1 ha of industrial land within Cluj-Napoca city limits, in an area with a limited supply of large industrial sites.
- Usable immediately: seven existing structures, from steel-frame halls to offices, on a concrete yard with its own transformer station.
- Connected every way: 81 m of road frontage, HGV access, the airport approximately 800 m away and the CFR rail line alongside, with potential for a siding.
- A medium-term redevelopment option within the General Urban Plan, while the existing buildings keep working during permitting.

Title status

The 7,057 sq m are registered in the land book, together with the seven buildings. The adjoining parcel of approximately 4,000 sq m, at the rear towards the CFR line, belongs to the same owner and is being registered.

The zoning classification under the Cluj-Napoca General Urban Plan (zone, site coverage, FAR, permitted uses) is provided in the data room.

The approx. 4,000 sq m parcel becomes part of a binding commitment only after land-book registration.

Key data

Registered land	7,057 sq m land-book extract
Adjoining land	approx. 4,000 sq m, registration in progress same owner; approx. 11,000 sq m in total
Buildings	7 structures (C1–C7), approx. 2,998 sq m footprint valuation report, October 2024
Road frontage	81 m paved access, HGV access
Utilities	electricity with on-site transformer station, gas, water, sewage, fibre
Railway	adjacent to the CFR line potential for a siding
Site works	concrete yard, fencing
Previous use	storage no polluting activities
Handover	vacant, no tenants
Encumbrances	free of encumbrances per the owner's declaration; updated land-book extract in the data room
Owner	Romanian company, 100% ownership identity disclosed under NDA

Existing buildings

C1	gatehouse and offices	48.3 sq m
C2	steel-frame hall	364.2 sq m
C3	offices and workshops	142.3 sq m
C4	workshops, storage, garages, transformer room	1,681.3 sq m
C5	steel-frame hall	192.6 sq m
C6	steel-frame hall	340 sq m
C7	steel-frame hall	229.15 sq m

Suitable uses

Last-mile logistics and cross-dock · urban distribution for Cluj-Napoca

Airport cargo · approximately 800 m from the terminal

Light manufacturing with offices · halls and offices on one site

Machinery or car dealers · 81 m of road frontage

Built-to-suit · construction to a tenant's specification

Redevelopment · medium term, within the General Urban Plan

Deal structure

Asset sale. The owning company also holds other assets; share-deal options are discussed under NDA.

Information memorandum under NDA

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