

TRC PARK BACĂU

- › New industrial /warehouse units
- › Strategic location
- › Flexible units from 600 sqm
- › Bacău City Centre 7 km away

For rent

TRC PARK BACĂU

Ideally situated to serve Bacău city and the Moldova area

Immediately adjacent to DN2 and the ring road providing
access in and out of the central business district

High quality services for our tenants



Accommodation

B1

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	2299.20	156.38	2455.58
2	1711.02	146.73	1857.75
3	1709.04	200.00	1909.04

B2

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	588.26	30.47	618.73
2	571.25	30.44	601.69
3	567.27	30.44	597.71
4	571.25	30.44	601.69
5	568.47	32.67	601.14

B3

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	686.61	65.49	752.10
2	1096.27	100.61	1196.88

B4

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	2281.53	152.67	2449.21
2	1706.91	178.11	1899.93
3	2360.87	182.09	2557.97
4	2220.33	178.11	2413.45
5	1634.96	178.11	1828.08
6	2262.98	184.65	2462.64

TECHNICAL SPECIFICATIONS

Structural system: 12 x 24 m
Clear height: 6 - 10.5 m
Flatness tolerance: 3mm/2m
Drive-in - 1 pc/unit
Reinforced Concrete and Structural Steel
Dimensions as per project drawings

WALLS

Edge walls made of sandwich panels having a thickness of 100mm

ROOF

Roofing membrane warranty period of 15 years

Smoke hatches/outlets according to national norms and regulations

FIRE DETECTION SYSTEM

Fire alarm with central unit and control panel

Evacuation alarm through fire bells

Overground valve hydrants on the perimeter of the unit

POWER PLANTS

Capacity: approx. 70kW/unit

LIGHTING SYSTEM

Lighting levels of about 200 lux measured at 1m AFL (Above Floor Level) for warehouse areas

Industrial lighting system with LED lamps

HEATING SYSTEMS

Destratification fans on gas

OFFICE AREAS

PARTITION WALL SPECIFICATIONS

Drywall partition system with white washable finish

MDF (Medium Density Fiberboard) interior doors

CEILING

Clear height of 2.7 m

Mineral fibre acoustic ceilings

LIGHTING SYSTEM

60 x 60 cm recessed LED panel lights

500 lux for office areas

250 lux for hallways and staircases

150 lux for sanitary areas

HEATING SYSTEM

Heat electric radiators

POWER SOCKETS

3 power sockets per every 15 m² of office space

OUTER SITE

Green areas and water supply according to local norms and regulations

Roads and parking spaces either paved with concrete clinkers or asphalt

Parking lot (according to project drawings)



Units B1- B2-B3-B4

Class A specifications

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit-out to suit their specific occupational needs.



Terms

Available to lease on terms to be agreed



Sustainability

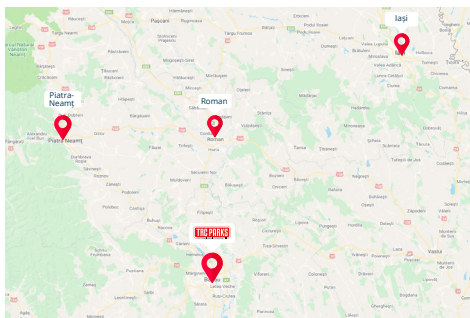
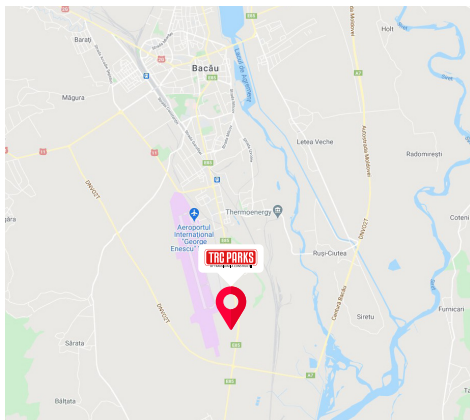
Efficient and sustainable warehouses right from the start. Using the latest solutions to reduce our CO2 footprint and reach carbon neutral operations by 2030.

Sustainability initiatives will include:

- Electric vehicle charging points
- Photovoltaic panels on some units
- High performance insulated sandwich panels and roof materials
- BREEAM Target „Very Good“
- LED Illuminating



TRC PARK BACĂU



www.trcparks.ro/en

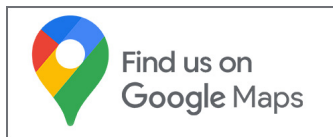
Travel Distances

Road:

DN2	3min (660m)
Bacău City Centre	16min (7,8km)
Roman	47min (57km)
Piatra-Neamț	1h 18 min(68,5 km)
Iași	1h 58 min(141 km)
Bucharest	3h 41 min(283 km)

Airport:

George Enescu
International Airport 8 min(4,3 km)



Sales Department

Get in touch with us!

vanzari@transilvaniaconstructii.ro

Mobile: 0790 107 007

47 Țăietura Turcului, Office
Building Novis Plaza, 3rd floor,
Cluj-Napoca, Cluj-County 400285,
Romania

Developer:



0264 - 416 597
www.transilvaniaconstructii.ro