

TRC PARK ARAD

- › Flexible industrial/warehouse units from 280 up to 1,200 sqm
- › Optimum locational advantages to the future occupants of the units
- › Accessed via E68, the site links directly to the A1 Highway

For rent

TRC PARK

ARAD

Located in an established industrial area with direct access to the city ring road, the site is only 5 km away from Arad City centre

Excellent infrastructure and accessibility

Premium location for in-city logistics and production

Accommodation

All areas are approximated on BOMA standards



A1

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	13.94.92	628.92	2023.84
2	288.42	33.76	322.18
3	328.46	116.01	444.47
4	346.21	30.04	382.25
5	1228.87	34.22	1263.09

A2

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	1910.29	N/A	1910.29
2	135.14	25.42	160.56
3	136.70	25.42	162.12
4	473.43	154.70	628.13

A3

Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
1	1147.27	53.33	1205.74
2	118.04	42.93	1166.47
3	1125.04	50.93	1118.11
4	1118.97	53.61	1177.72



TECHNICAL SPECIFICATIONS

WAREHOUSE A1-A2

PVC joinery with double glazing
Solid PVC doors
Steel structure with 10 cm sandwich panels walls and roof
Column grid of 6x14m
Floor loading capacity of 2,5 t/sqm
Suspended coffered ceilings in office areas
Clear height:
•4.8 m for warehouse area
•2.65 m for office area

- Metal garage door = mineral wool + sheet metal

WALLS

External walls with resistant sheet + mineral wool + interior sheet metal

Internal walls: double drywall plated on metal profiles

CEILING

(small) offices ceilings: drywall on metal profiles

(large) offices ceilings: suspended coffered ceilings

FLOORS

Reinforced concrete floor with rough steel mesh

LIGHTING

Industrial lighting for warehouse areas and ceiling recessed office lights

HEATING SYSTEMS

AC system: individual air conditioning units for small offices; large offices provided with air handling units

Electrical hot water boiler

Warehouse space: gas air heaters; Office spaces: hot water radiators, gas central heating system

WAREHOUSE A3

Structural system: 12 x 24 m

Clear height: 6 m

Imposed load on floors: 4 tons/m²

Flatness tolerance - 3mm/2m²

WAREHOUSE AREA

STRUCTURE

Reinforced Concrete and Structural Steel

Dimensions as per project drawings

WALLS

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

Precast concrete wall panels (for docking areas)

ROOF

Insulated profiled steel sheet composed of basalt wool

Roofing membrane warranty period of 15 years

DRIVE-IN AREAS

Drive-In – 1pc/unit

Industrial sectional doors: 3 m x 4 m surface with electronic control and glazing

LIGHTING SYSTEM

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

Industrial lighting system with LED

HEATING SYSTEMS

Destratification fans on gas

OFFICE AREAS

FLOORS

Floors: reinforced concrete

Tarket and ceramic tiles depending on the area

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

HVAC SYSTEMS

Multi-split cooling system

Heat electric radiators

Electrical hot water boilers

OUTER SITE

Green areas and water supply according to local norms and regulations

Roads and parking spaces either paved with concrete clinkers or asphalt

Outer lighting system with a 10-lux illumination level measured at 10 m away from the unit

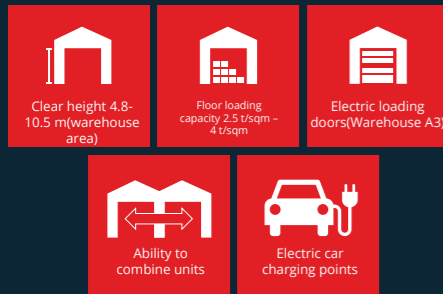


TRC PARK ARAD

Class A specifications

We design, build, lease and manage our properties with a commitment to providing Class A services to our tenants.

Close proximity to Arad International Airport



Terms

Available to lease on terms to be agreed



Sustainability

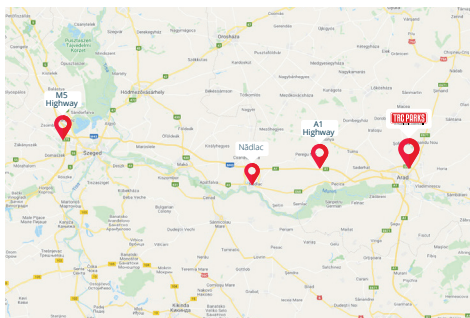
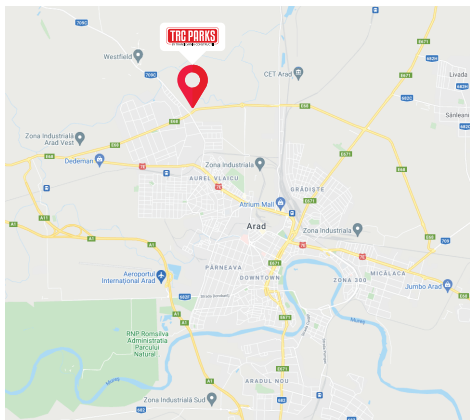
Efficient and sustainable warehouses right from the start. Using the latest solutions to reduce our CO2 footprint and reach carbon neutral operations by 2030.

Sustainability initiatives will include:

- Electric vehicle charging points
- Photovoltaic panels on some units
- High performance insulated sandwich panels and roof materials
- LED Illuminating



TRC PARK ARAD



www.trcparks.ro/en

Travel Distances

Road:

A1 Highway 11 min (6 km)

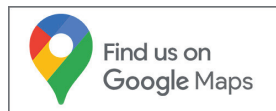
M5 Highway 1h 22min (100km)

Border Checkpoint Nădlac 42min (45km)

Airport:

International Airport Arad 18 min (8km)

Traian Vuia International Airport Timisoara 52min (63km)



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