



Welcome to TRC Park Cluj Airport The New Gateway to Cluj-Napoca

An Innovative Refurbishment Project
Just Minutes from the International Airport



Developed by

T^{SA}
RÂNSILVANIA
CONSTRUCȚII





TRC PARKS AIRPORT

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TRC PARKS AIRPORT

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TRC PARKS AIRPORT



Introduction

TRC Park Cluj Airport **sets a new standard for next-generation light industrial and commercial space in Cluj-Napoca. Available in Q3 2025.**

Strategically located next to Avram Iancu International Airport, TRC Park Cluj Airport is a modern redevelopment designed to meet the evolving needs of retail, light industrial and office users in one of Romania's fastest-growing cities.

Designed with innovation, efficiency, and sustainability at its core, this landmark refurbishment reimagines the potential of urban industrial development.

With flexible layouts across multiple floors, and seamless access to the airport and city center, TRC Park Cluj Airport empowers ambitious businesses to thrive. Contemporary facilities, future-ready design, and an environment built to foster productivity and collaboration all in one strategically located destination.

Why choose TRC Park Cluj Airport?



Top location

Excellent location with direct access to the ring road, Cluj International Airport, and Cluj city center — ideal connectivity for dynamic businesses.



Sustainability in Action

Photovoltaic panels for green energy and operational efficiency — the smart choice for a responsible business.



Connected Community

An industrial park built around a strong community, supported by the professional TRC maintenance team, ensuring a reliable environment for growth.



Vibrant Retail Spaces

An integrated retail area — meeting daily employee needs and creating business opportunities within a dedicated traffic environment.



Flexible Office and Industrial Spaces

We offer modern, bright offices alongside industrial spaces optimized for efficiency and operational diversity. Whatever your business, you'll find versatile solutions that enhance your team's comfort and project a professional image.



Parking Designed for Your Comfort

The parking spaces in TRC Park Cluj Airport are efficiently organized and easily accessible for employees, visitors and logistics fleets. The dedicated infrastructure eliminates worries about access or availability, contributing to the fluidity of operations and a more relaxed working environment.

Location

The location that brings opportunities closer

TRC Park Cluj Airport puts your business in motion — right next to Cluj-Napoca International Airport. With prime visibility, direct access from the main road, and a seamless link to the city's ring road, this location delivers a powerful logistics advantage. Daily commutes are faster and easier thanks to the nearby public transport hub, making it the smart choice for companies and teams looking to grow in a dynamic, connected environment.

Distances

"Avram Iancu" International Airport 1 min (25 m)

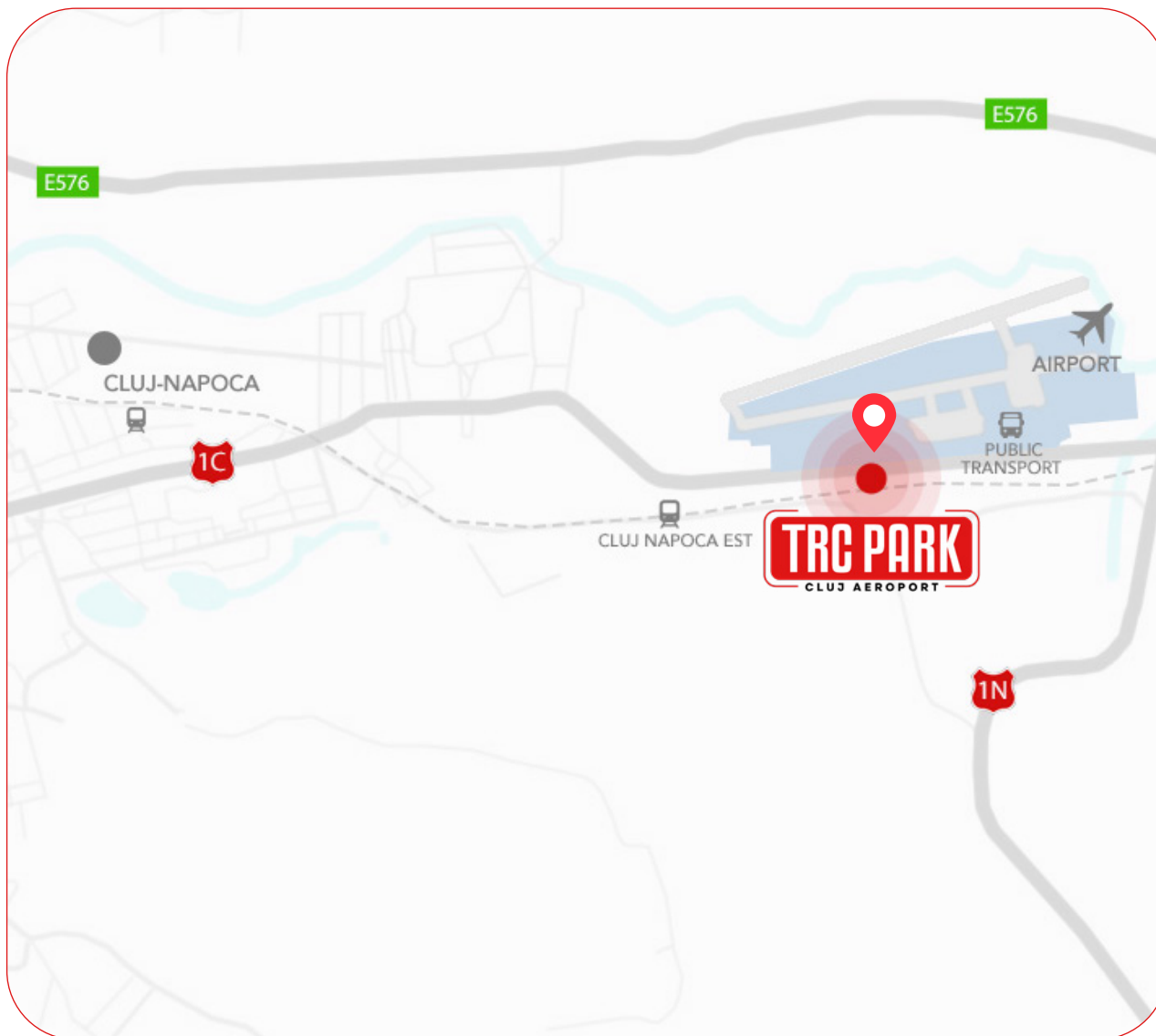
Cluj-Napoca City Centre 19 min (8.7 km)

A3 Highway via Tureni Express Road 25 min (30 km)

Public transport – urban lines

Line 5: Airport – Cluj-Napoca Center – Railway Station

Line 8: Airport – Cluj-Napoca Center





Sustainability That Delivers Real Impact, Every Day

At TRC Park Cluj Airport, sustainability isn't just a direction — it's a commitment brought to life. Solar panels provide clean, renewable energy, while LED lighting systems ensure maximum energy efficiency.

These smart solutions support a modern work environment, reduce operational costs, and give companies a competitive edge, all within a responsible framework built for the future. Here, long-term growth means striking the right balance between high performance and low environmental impact.



Retail: the gateway to TRC Park Cluj Airport

This is where brands gain visibility and opportunities turn into real results.

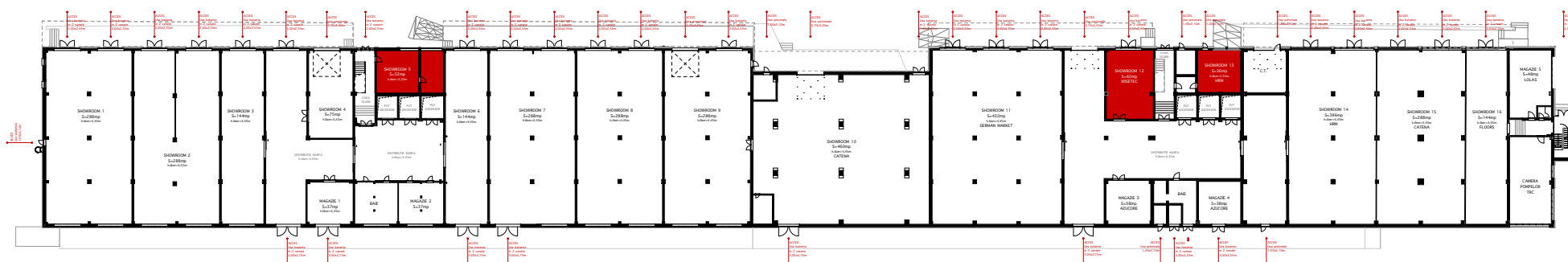
The retail area is the vibrant heart of the park, a dynamic commercial ecosystem where retailers, service providers, and entrepreneurs naturally connect with an active business community, local residents, and travelers passing through the airport.

Strategically designed to foster interaction and sustainable growth, this area builds a bridge between companies, customers, and partners, offering the ideal location for businesses seeking high foot traffic, visibility, and meaningful connections.

It's more than just a commercial space it's where businesses thrive in a connected, accessible, and energetic environment.

Retail Area – Layout & Key Specifications

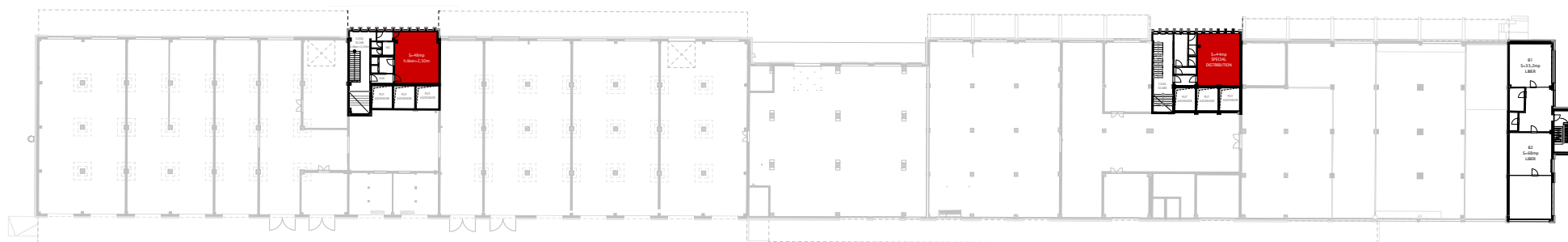
GROUND FLOOR
TOTAL RENTABLE AREA = 3,869.00 sqm



Mezzanine
Total Rentable Area: 193.20 sqm

First Floor – Mezzanine

First Floor – Mezzanine



Total Ground Floor Leasing Area: 3,869.00 sqm

Retail Spaces	Storage Spaces	Office Spaces	Retail spaces with a height of 2.5 m
Total Units: 13	Total Units: 4	Total Units: 2	Total Units: 3
Area: 72 - 460 sqm	Area: 37 sqm	Area: 44 - 48 sqm	Area: 52 sqm – 60 sqm
Height: 4.45 m	Height: 4.45 m	Height: 2.5 m	Height: 2.5 m
VRF heating	Direct access	For administration use	
Floor load: 2t/sqm	Shared access		
Direct access from the loading dock			
Modern glass storefront			

Building Facilities



Shared Restrooms



3 freight elevators optimized for upper-level spaces



Parking Available



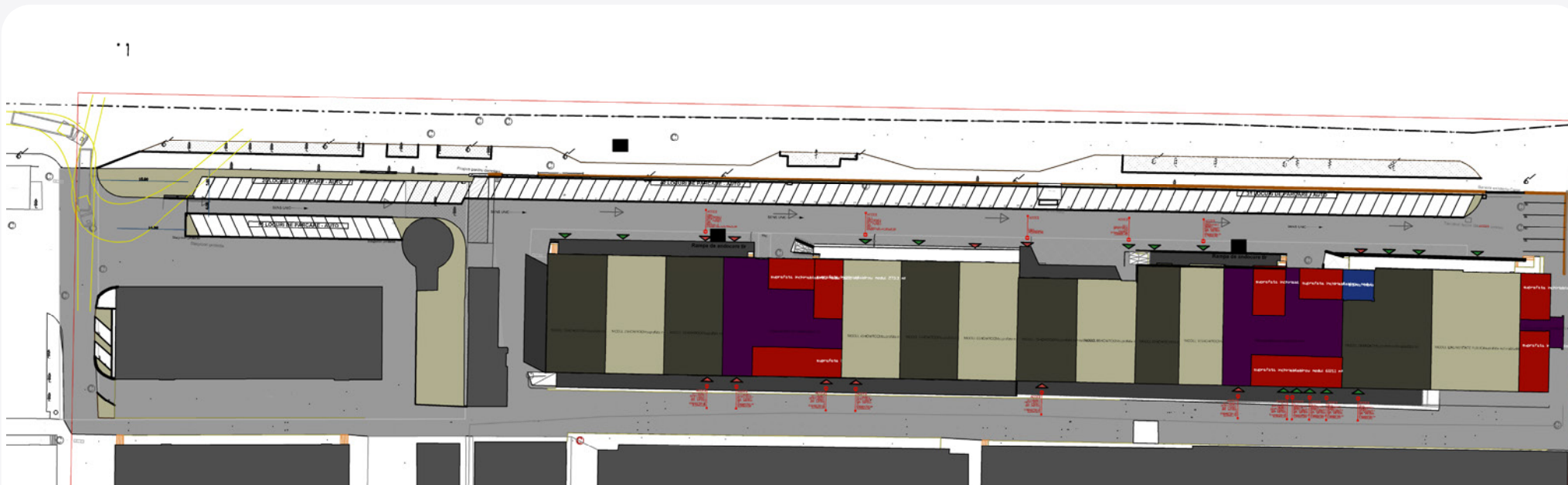
Accessibility is a Priority

TRC Park Cluj Airport offers many parking spaces, ensuring an optimal flow for employees, partners, and clients. Additionally, the Air Parking facility within the park is dedicated to travelers using Cluj International Airport, enhancing the area's connectivity.

For maximum visibility and impact, a strategically placed advertising totem will be installed along the main road, providing businesses in the park with optimal exposure. This solution ensures immediate brand recognition and strengthens your company's identity in a prime location.



Parking Area – Layout



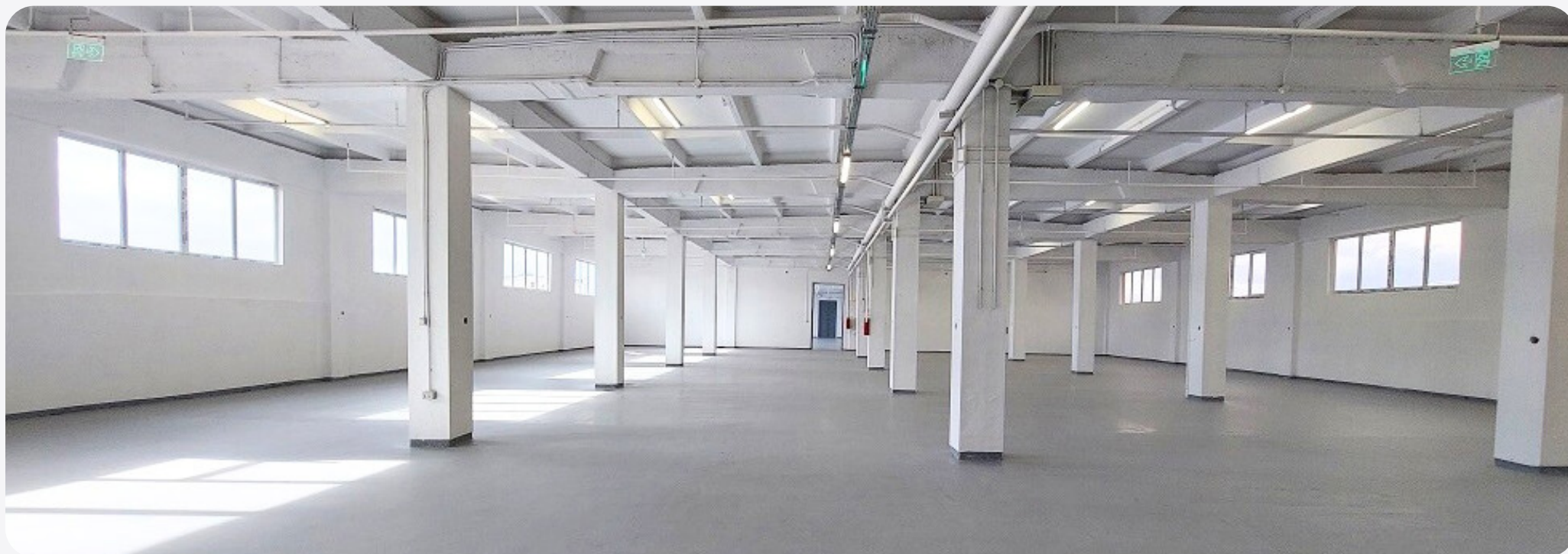


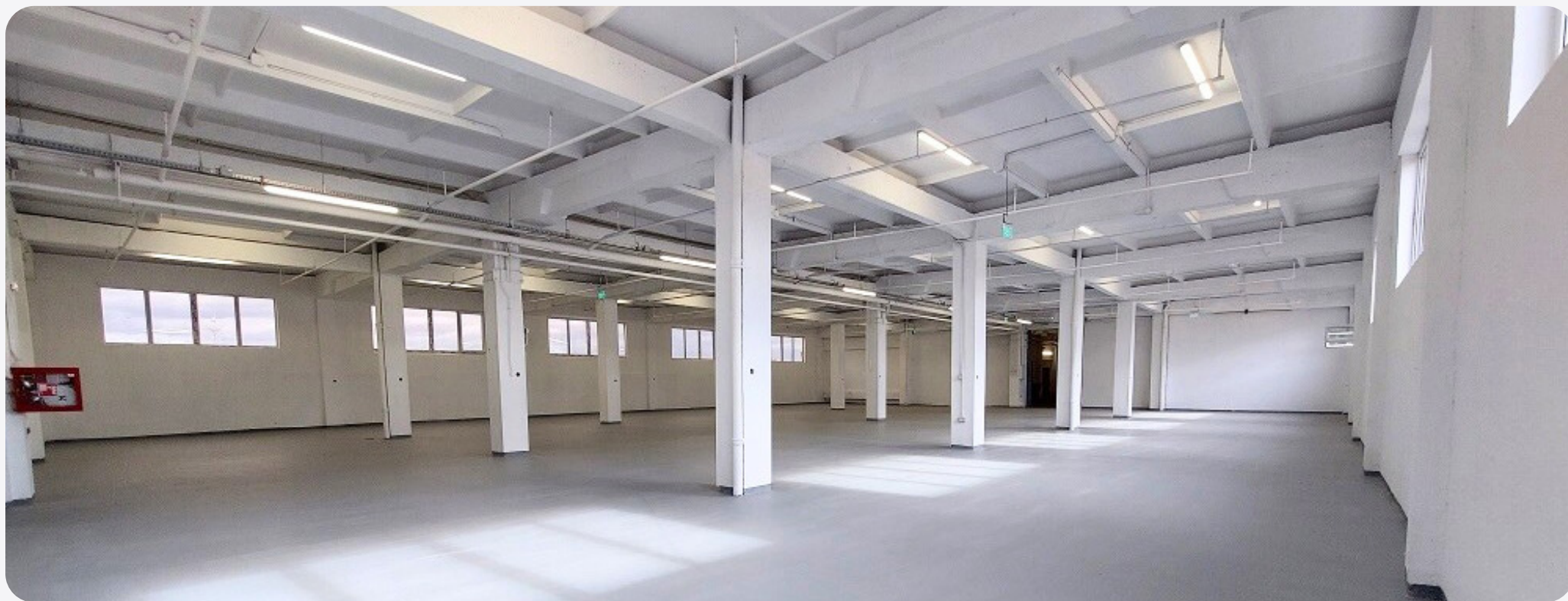
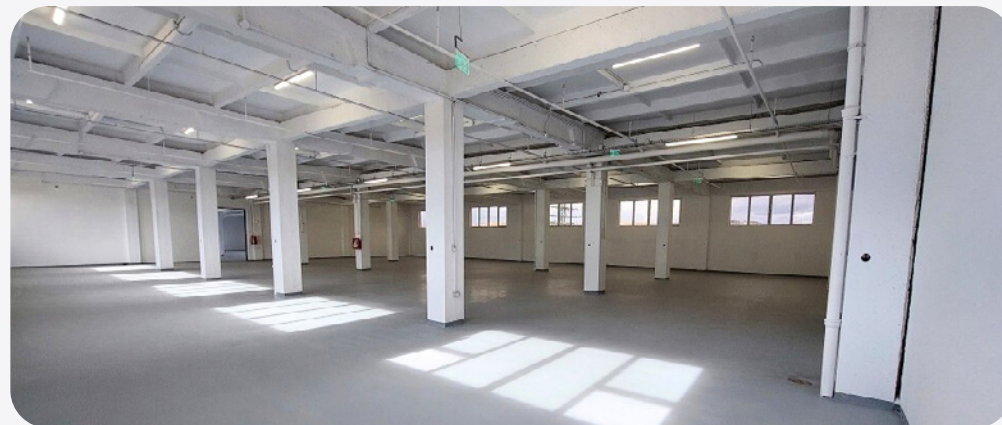
Flexible Industrial and Office Spaces - for Agile Businesses

On the 1st and 2nd floors of TRC Park Cluj Airport, we offer modern spaces and offices designed to support a wide range of business needs — from light production and storage to administrative activities.

With adaptable layouts and various sizes, each unit can be easily tailored to fit your operations. Contemporary design and high-quality infrastructure ensure a professional and efficient work environment.

These spaces seamlessly complement the park's retail area, providing the perfect setup for stock management, delivery coordination, and direct interaction with customers or partners. Each unit is part of a well-integrated ecosystem where mobility, visibility, and collaboration drive business forward.





Total Available Area

1st Floor: 4,231.52 sqm

Storage

Area: **33 - 1008 sqm**

Height: **4.45 m**

Offices

Area: **10 - 62 sqm**

Height: **2.50 m**

Building Facilities



Shared Restrooms



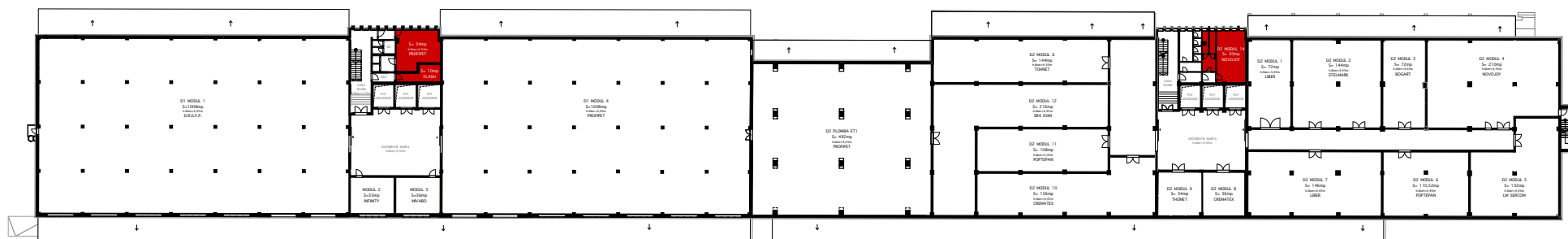
3 freight elevators optimized for upper-level spaces



Parking Available

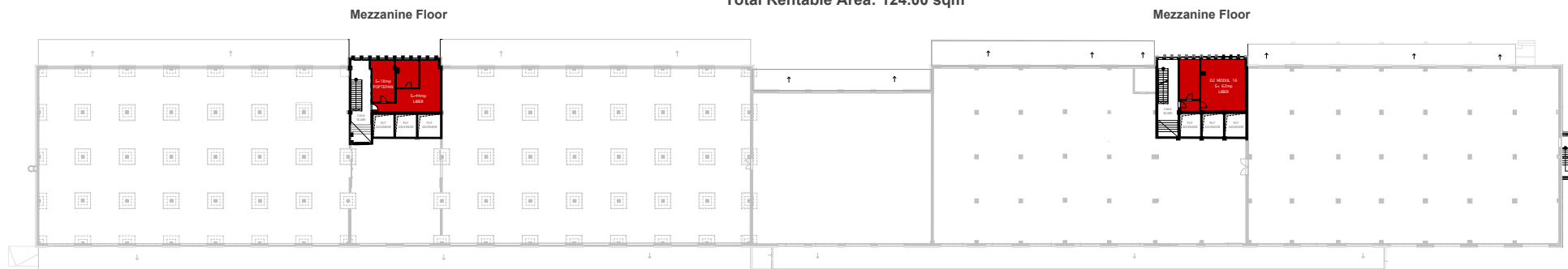
FIRST FLOOR

TOTAL RENTABLE AREA: 4,231.52 sqm



Mezzanine Floor

Total Rentable Area: 124.00 sqm



Total Available Area

2nd Floor: 4,493.00 sqm

Storage

Area: **16 - 972 sqm**

Height: **4.45 m**

Offices

Area: **15 - 62 sqm**

Height: **2.50 m**

Building Facilities



Shared Restrooms

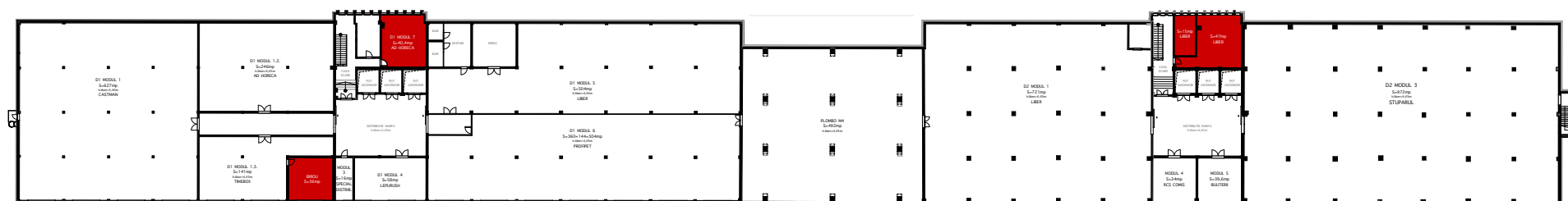


3 freight elevators optimized for upper-level spaces



Parking Available

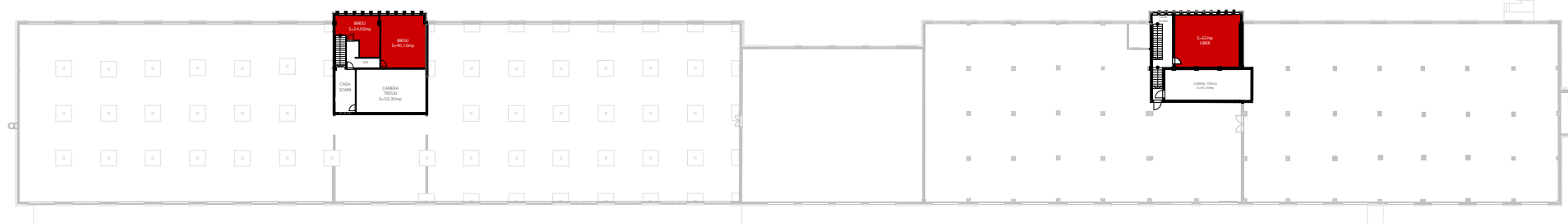
SECOND FLOOR TOTAL RENTABLE AREA: 4,493 sqm



Mezzanine Total Rentable Area: 126.10 sqm

Mezzanine Floor

Mezzanine Floor



Growth through Connections, Day by Day at TRC Park Cluj Airport

At TRC Park Cluj Airport we are laying the foundations of a dynamic community we build connections. Here, you become part of an active network of companies from various industries, where innovation and collaboration are part of everyday life. With the constant support of the TRC maintenance team, always ready to assist or offer a kind word to support your business, we turn each workday into a professional and friendly experience. TRC Park Cluj Airport is the gateway where your business can grow and thrive alongside trusted partners.



Why Cluj-Napoca?

✓ Top Economic and Technological Hub

Cluj-Napoca is one of the most dynamic cities in Romania, boasting a strong IT ecosystem and a vibrant entrepreneurial scene. Here, innovative businesses grow at a fast and sustainable pace.

✓ Modern Business Infrastructure

From state-of-the-art office buildings to industrial parks like TRC Park Cluj Airport, the city offers all the resources a business needs to thrive: flexible spaces, strong connectivity, and operational support.

✓ Skilled and Competitive Workforce

Home to some of Romania's top universities, Cluj-Napoca produces tens of thousands of graduates each year in technical, economic, and scientific fields. The city is renowned for its high level of professionalism and continuous workforce development.

✓ Cultural and Creative Center

Cluj breathes art and diversity. From international events like TIFF and Electric Castle to theaters, art galleries, and alternative spaces, the city fosters creativity and supports a vibrant, multicultural lifestyle.

✓ City of Sports and Energy

Cluj-Napoca hosts international sporting events, is home to top-tier football, basketball, and handball teams, and offers modern facilities for both professional and recreational sports — supporting a healthy, active lifestyle for the entire community





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