

TECHNICAL SHEET OF THE PROPERTY.

Everything a tenant or an agent needs before a viewing, on one page. Areas are as per the approved plans (sheet A05).

€5,950 + VAT / MONTH · WHOLE PROPERTY

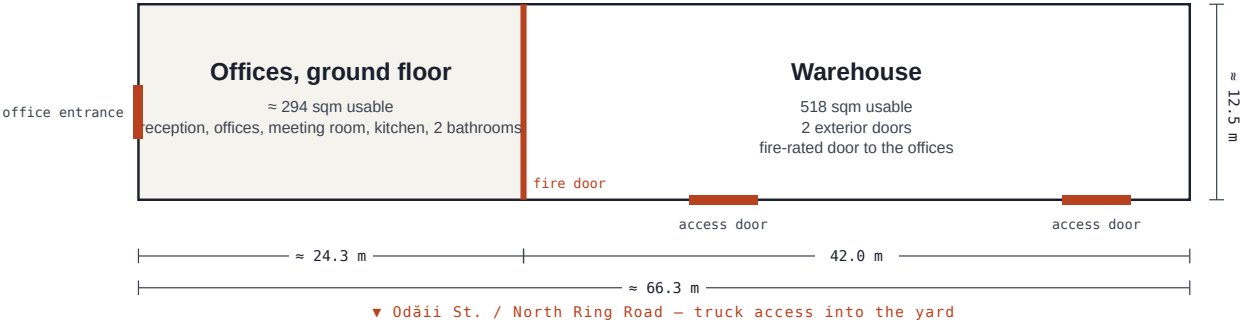
FLOOR PLAN — SIMPLIFIED SCHEMATIC

From the approved plan A05 (2014). Main dimensions, approximate. Not to scale.

FIRST FLOOR



GROUND FLOOR



IDENTIFICATION

ADDRESS	58 Odăii Street, Otopeni, Ilfov county — directly on the Bucharest North Ring Road, between the Otopeni and Mogoșoaia roundabouts
COORDINATES	44.5252615, 26.0373564
DISTANCES	DN1 and Henri Coandă Airport: 3 min · A1 and A3: 10 min · A2: 20 min · roundabout ~100 m away
HEIGHT REGIME	Ground floor + 1 (offices on two levels; warehouse at full height)

AREAS

OFFICES	575 sqm usable — ground floor $\approx$ 294 sqm + first floor $\approx$ 280 sqm
WAREHOUSE	518 sqm usable, span $\approx$ 12.5 m $\times$ 42 m
TOTAL USABLE	1,093 sqm
FOOTPRINT	$\approx$ 830 sqm (ground-floor built area, per sheet A05)
OPTIONAL EXPANSION	$\approx$ 2,500 sqm of land behind the building, on request

WAREHOUSE

STRUCTURE	Steel-frame hall, insulated sandwich-panel envelope, industrial floor
CLEAR HEIGHT	Confirmed at viewing (measurement in progress)
ACCESS	Two exterior doors from the yard + steel fire-rated door to the offices
HEATING	Gas convectors connected to the building boiler
POWER	Three-phase supply, full lighting
SEPARATION	Masonry wall and fire-rated door towards the office area (separate fire compartments)

OFFICES

LAYOUT	Reception, open space, private offices, meeting room, kitchen, server room
BATHROOMS	4 — two per floor, separate men's and women's, tiled
COMFORT	Air conditioning, floor sockets, heavy-duty vinyl flooring, modern lighting
CONDITION	Freshly renovated interior
CIRCULATION	Internal staircase between the floors; separate entrance from the warehouse

UTILITIES

HEATING	50 kW gas boiler, hot-water buffer tank, radiators in every office
WATER	Private deep well with pressure system, filtration and softening, plus a sealed back-up well; valid water-management licence
POWER	Three-phase; installed capacity on request
SECURITY	Alarm system, fence, lit yard
METERING	Utilities metered for the building, direct supply contracts

EXTERIOR AND ACCESS

YARD	Private yard with concrete apron and lit parking for staff and visitors
TRUCK ACCESS	Authorised by the road authority (DRDP), straight from the ring road into the yard, with room to manoeuvre and turn
BILLBOARD	14 × 4 m roadside unipole — optionally available, at extra cost
SURROUNDINGS	Established industrial-logistics area (logistics parks, airport, DN1)

COMMERCIAL TERMS

RENT	€5,950 + VAT / month for the whole property (offices + warehouse + yard)
TERM	Leases from 3 years; better terms for 5 years or longer
DEPOSIT	3 months' rent
INDEXATION	Annual
UTILITIES	Metered, paid by the tenant
HANDOVER	Fully vacant, available immediately

PHONE / WHATSAPP

0775 137 377

WEB

depozitotopeni.ro/en/

ADDRESS

58 Odăii Street, Otopeni, Ilfov, Romania

Information sheet, updated October 2026. Not a contractual offer. Areas as per the approved plans; technical details to be confirmed at viewing.