

YOUR BUSINESS
IN THE STRATEGIC
CENTER OF ROMANIA

ELECTROPRECIZIA
INDUSTRIAL AND LOGISTICS PARK

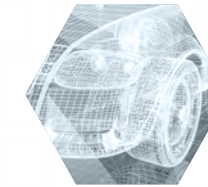
ROMANIA BRAȘOV,

CHOOSE BRAȘOV

Brașov is a highly appreciated choice for industrial and logistic investments in Romania, due to its strategic advantages:



Excellent position in the center of the country, access to the main national roads and the future railway logistic hub;



Remarkable industrial tradition, especially in automotive and aeronautics;



A great business environment with a good infrastructure and a strong connection to the European economic zone;

1ST place in Romania – lowest cost of living



Highly qualified workforce in the technical field and services; lower costs of staff as compared to other Central-European countries;



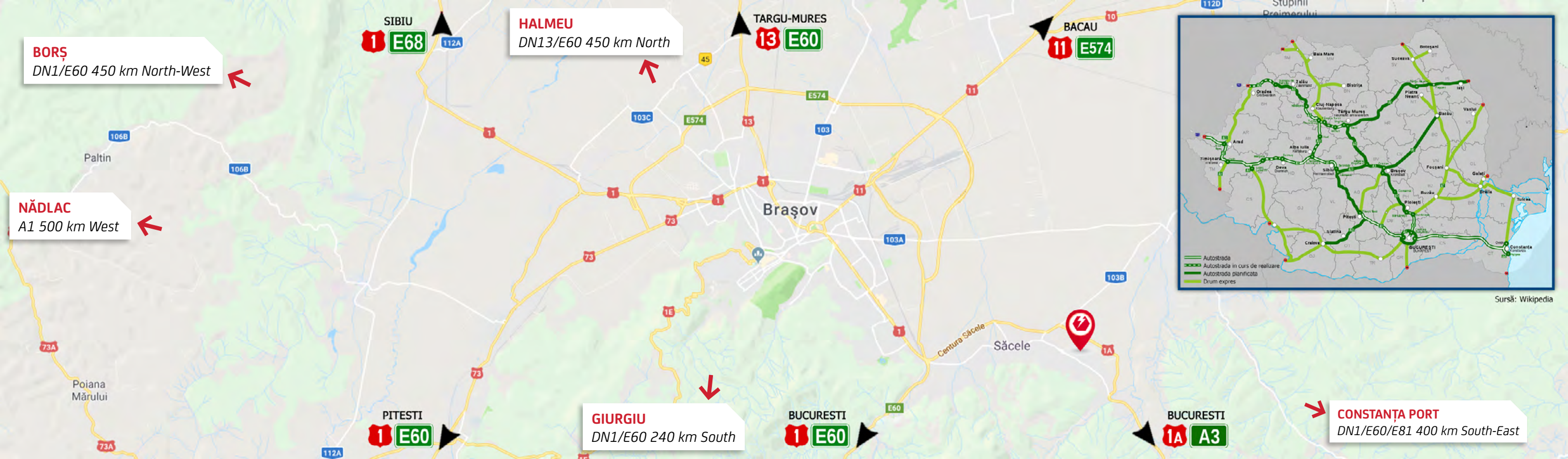
Important academic center, with several universities that educate students in fields such as: technical, technological, IT, economic, law, medicine etc;



A market of more than 600.000 inhabitants, population with high linguistic skills (English, French, German);

4TH in the Forbes list of the best cities for business in Romania

Distances from the main custom points in the country:



CHOOSE OUR PARK

Electroprecizia owns an excellent infrastructure suitable for industrial developments with highly competitive advantages:

- ✓ Perfect location in a low traffic area & direct access to DN1A (strategic national road) and proximity of DN1;
- ✓ Only 8km away from Braşov, with easy access to all its resources;
- ✓ Multiple ways of car and pedestrian access in the park;
- ✓ Availability of the entire range of utilities necessary to industrial and logistic activities;
- ✓ Business consultancy services, guard and security services;
- ✓ 100% privately-owned park.

KEY FIGURES

189.500 m²

PARK SURFACE

41%

NEW OR REFURBISHED
BUILDINGS

110.000 m²

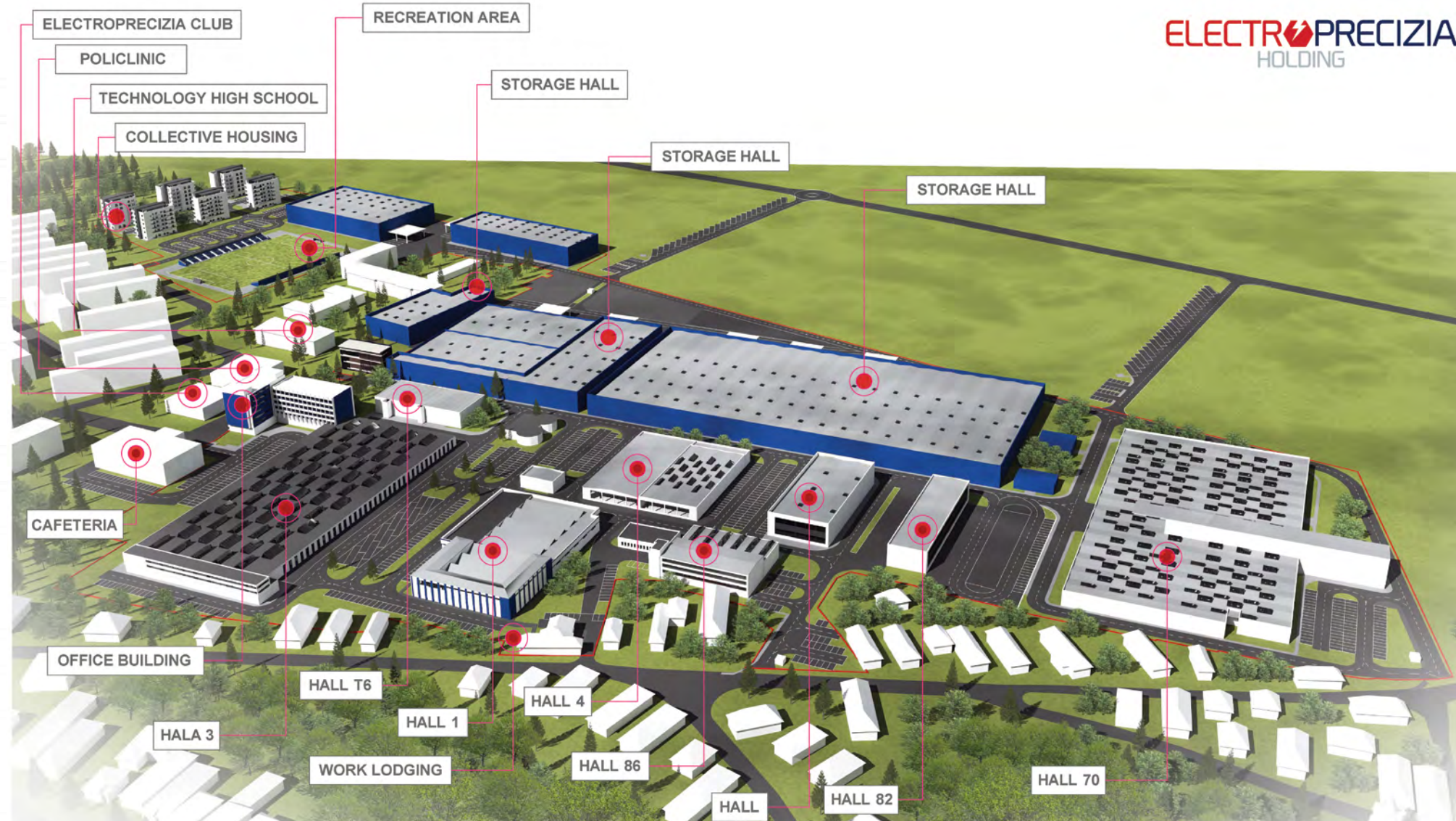
READY BUILT SPACES

38%

AVAILABLE SPACES

70.000 m²

LAND AVAILABLE FOR
EXPANSION



OUR CONCEPT

The **ELECTROPRECIZIA INDUSTRIAL AND LOGISTICS PARK**

is meant to be unique in the center of Romania as it aims to maximize the creation of added value by combining the synergies generated by the development of production, services and logistics activities, along with those of the residential and social development area.

Are you interested in extending or setting up a new business in a completely furnished and equipped environment, safe and attractive for your activity?

We offer fully serviced industrial and logistic sites constantly adapted to the needs and requirements of our clients. We have developed an extensive portfolio of projects delivering recognized value to our build-to-suit clients.

OUR PORTOFLIO

TYPES OF ESTABLISHMENTS:

INDUSTRIAL

Small business
 <500 sqm
Developing business
 500 – 3000 sqm
Grand corporate business
 > 3000 sqm

LOGISTICS

Small business
 <2000 sqm
Developing business
 2000 – 4000 sqm
Grand corporate business
 > 4000 sqm

BUILT TO SUIT

> 3000 sqm
adapted to the client's needs

OFFICES
from 100 sqm

OUR PARK FACILITIES

- 500+ parking lots
- Road network within the park
- Lighting system
- 24/7 security and monitoring
- Multiple options of car and pedestrian access in the park

UTILITIES

- Electricity: 30 MWh available
- Gas installation: flow rate 5.3 MW/h
- Drinking water supply
- Wastewater and rainwater sewerage network
- Wastewater treatment plant

PARK SAFETY

- Fire protection systems
- Water reserve facilities
- Pumping station
- Hydraulic ring of hydrants
- Own power station

INTEGRATED SERVICES

- Management of human resources
- Business consultancy and commercial intermediation
- Energy management
- Security and security services

ADMINISTRATION

- Development of Build-to-suit integrated projects
- Specific services tailored to customer requirements
- Multiple industrial facilities
- Facility management services

SPECIALIZED LOGISTICS

- Transportation and cross-docking
- Goods handling systems
- Storage
- Document management

IT & COMMUNICATION

- Broadband internet access
- Redundant connection from two different internet providers
- Optic fiber network

TECHNOLOGY

- Service and maintenance of industrial equipment
- Design and execution of electrical lines and stations
- Plastic injection
- Aluminum casting
- Electrostatic painting
- Design, execution and maintenance of molds and sheets

PROJECT DEVELOPER:

ELCTROPRECIZIA SA

ELECTROPRECIZIA is more than a company. It is the heart of its community and a success story of more than 80 years. Founded in 1936 as a producer of dashboards for German aircraft, it has accumulated manufacturing experience that spans over 80 years. Currently listed on the RASDAQ, **EP** is a large, 100% Romanian-owned business group with nine subsidiaries engaging in a range of complementary activities.

In an area where most of the big industrial companies failed to adapt to the realities of capitalism, **Electroprecizia** became a benchmark of ambition and perseverance. Today we witness the biggest transformational project in Brasov area, with **Electroprecizia** growing with business integrity, professionalism, responsibility and great team spirit.

The company owes its recent success to the response to the 2008 crisis and the transformation into a holding company. Recently, the company allocated considerable investments to the industrial park in Săcele, which was developed to provide clients looking for industrial and logistic halls, with the opportunity to benefit from the strategic positioning and the already existing facilities. The industrial park was officially authorized in 2016.

STRATEGIC GOALS

- ◆ *Creation of the integrated value chain: production-logistics-social-cultural-residential*
- ◆ *Promoting local economic development*
- ◆ *Creating new jobs*
- ◆ *Sustainable development of the area through long-term partnerships*
- ◆ *Creation of a regional vocational training center*
- ◆ *Raising standards in terms of quality of life and work environment*

ADRIAN SECELEAN

General Manager of EP Holding

The expansion of our Industrial and Logistics Park is a fundamental part of our business strategy as we want to become a top-choice for the companies who intend to invest in the center of Romania. Our plan is to create a unique ecosystem by efficiently exploiting our assets and by bringing together technologies, processes and people - suited to entrepreneurial initiatives."



CONTACT

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