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Modern Warehouse with Office Spaces

Web Reference
#142610

 Dimitrie Leonida, Bucharest

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Description

Warehouse with Office Spaces - Strategic Location on Șoseaua Berceni 104B, Sector 4, Bucharest

The Ideal Solution for Logistics, Distribution, and Manufacturing

Located in one of Bucharest's best-connected logistics areas, this mixed-use property combines the functionality of a generous warehouse with the advantage of modern offices, ideal for carrying out administrative activities. Positioned right across from Berceni metro station (formerly IMGB), it offers easy access for employees, while the local road infrastructure allows for fast transport of goods to any point in the capital or to the motorways.

Spaces and Areas

The property sits on a 972 sqm plot, with a built area of 897 sqm and a total usable area of 1,870 sqm.

The layout includes:

- 3 office modules, each measuring 122 sqm, equipped with air conditioning and fan coil units for an optimal climate year-round
- Main warehouse of 744.82 sqm, with a maximum cornice height of 6 meters, suitable for efficient storage and handling of goods
- TIR access and generous maneuvering area

Features and Benefits

The building is constructed with a metal frame and insulated sandwich panels, ensuring durability and energy efficiency. Existing facilities include:

- Heating in both the offices and warehouse
- Access control system and IT rack
- Partially furnished offices (desks, cabinets, chairs)
- CCTV system and active contracts for utilities (electricity supply of 30-35 kW, natural gas, water, and septic tank sewer system)

Safety and Maintenance

The property is maintained to current standards, with regular technical inspections:

- Fire hydrant inspection: 2/year
- PRAM testing: 2/year
- Seasonal heating/cooling switch: 2/year
- Central heating system inspection: every 2 years
- Fire alarm and smoke vent system inspection: 4/year
- “Apele Române” subscription: once/year

Ideal User Profile


This warehouse is suitable for companies in logistics, distribution, e-commerce, or light manufacturing, looking for a location that perfectly combines operational space with administrative offices, while benefiting from excellent connectivity and modern amenities.


Property details

Rooms no.	6
Useable surface	897m ²
Bathrooms no.	2
Building type	options.building_types_4
State	Finished
Common service charges	450.00 EUR

Amenities

 Not furnished

 Private heating

 Air conditioning

Location

