

Industrial Property for Lease — Timisoara, Romania

- 7,700 m² total built-up area (7 industrial halls, offices, support areas)
- Gas heating and 800 kW electrical capacity
- Located within the City Ring, close to the city center and the new highway



Key Property Highlights

- Foundations: reinforced concrete
- Structure: steel columns and beams
- Enclosures: insulated sandwich panels
- Flooring: reinforced concrete in the halls
- Grid dimensions: 19.7 m span between transverse axes, 6.25 m column spacing
- Drive-ins: multiple large doors at front and rear

Economic and Logistical Advantages

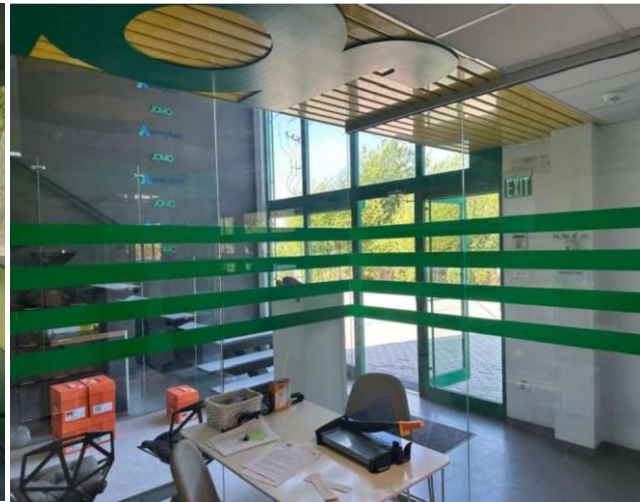
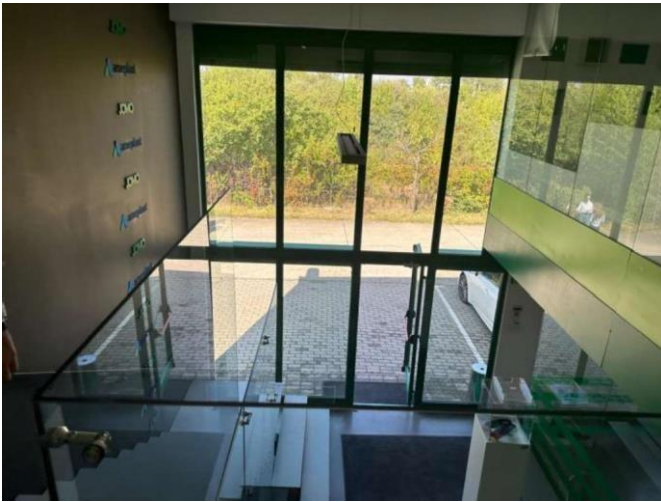
- Proximity to major highways⁴ direct access to Central & Western Europe
- EU member since 2007⁴ access to funding and incentives
- Competitive labor costs + skilled workforce (universities and technical schools)
- Timisoara — European Capital of Culture 2023



Strategic Location

Timisoara is located in Western Romania, near the Hungarian and Serbian borders, with excellent highway connections to Central and Western Europe.

Property Highlights in Pictures



Contact

Dagmar Luise Mohrbach
Mohrbach Immo SRL
WhatsApp +55-51-997315907
Str. Sulina 22 | Timisoara