

An aerial architectural rendering of a modern industrial park. The park features numerous large, rectangular industrial buildings arranged in a grid-like pattern. Each building is topped with a dense array of blue solar panels. The buildings are interspersed with green spaces, including small circular ponds and winding paths. A prominent blue river flows along the left side of the park, bordered by lush green trees. To the right of the park, a multi-lane highway runs horizontally. In the bottom right corner, there are some existing industrial structures and a residential area with houses. The overall scene is bright and sunny, suggesting a clear day.

INVESTOR CONCEPT

URBAN LIGHT INDUSTRIAL PARK

A strategic site for sustainable industrial growth

A 40.8 ha development opportunity adjacent to the Mureş river corridor and aeroclub zone, designed for a modern industrial and innovation park.



40.8 ha

gross concept area



≈10,000 m²

typical plot module



125–155k m²

potential building area



25–35

potential occupants



THE PROPOSITION

Flexible plots for light manufacturing, logistics, food production, medical technology, electronics, construction systems and research facilities.



INVESTOR LOGIC

Land development can combine plot sales, long leases, build-to-suit projects, energy services and long-term park management income.



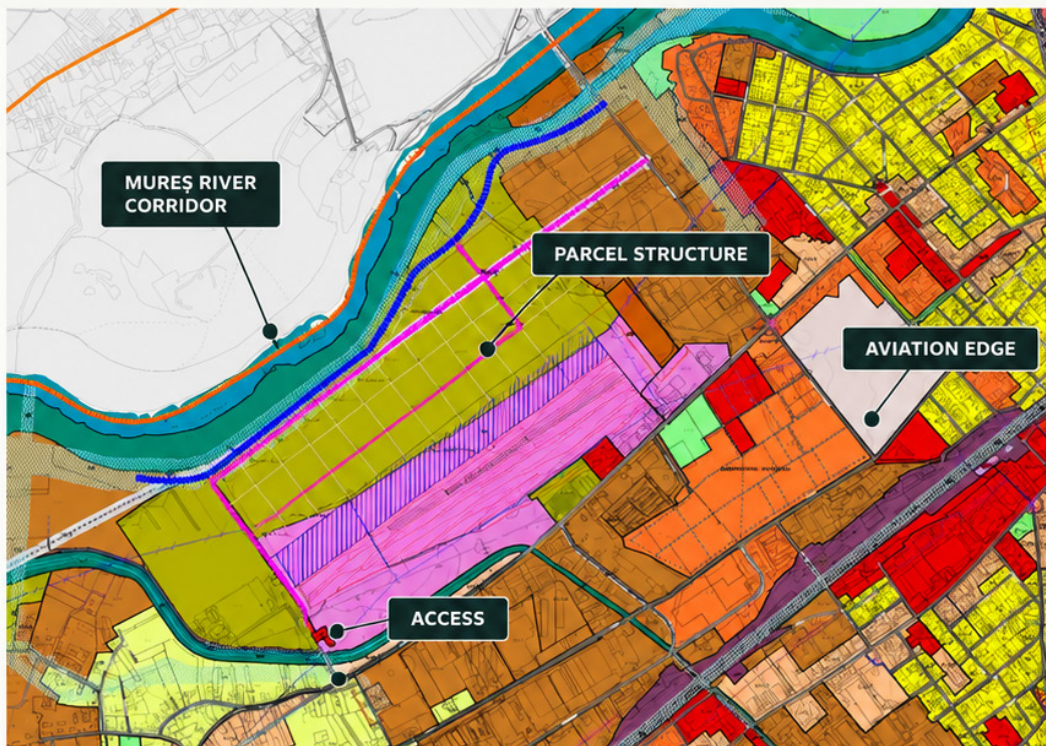
**Indicative full private investment potential:
€120–200 million**

Order-of-magnitude concept estimate. Final capacity depends on planning and infrastructure studies.



Strategic location with clear planning framework

The site benefits from a defined urban plan, a strong regional location and direct access to the Mureș river corridor and aeroclub zone.



PARCEL STRUCTURE

Most plots range from approximately 9,900 to 10,350 m². Larger edge plots can support major occupiers.



RIVER EDGE

The Mureș corridor requires a continuous ecological and flood-resilient landscape buffer.



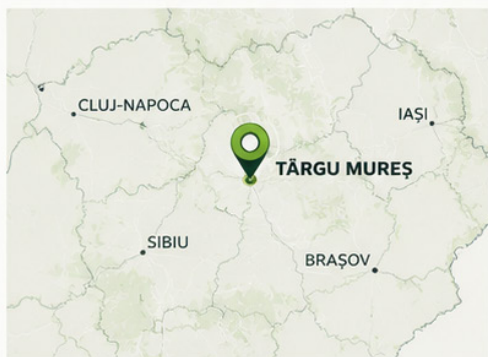
AVIATION EDGE

Building height, lighting, obstacles and uses require coordination with aviation authorities.



ACCESS

The entrance and heavy-vehicle connection must be confirmed through a traffic and junction study.



A green and flexible industrial park

River buffer | Modular plots | Central boulevard | Business gateway



RIVER BUFFER

Ecological and flood-resilient landscape corridor.



AVIATION EDGE

Building height, lighting, obstacles and uses require coordination with aviation authorities.



MODULAR PLOTS

Typical plots of $\approx 10,000 \text{ m}^2$ with flexible combinations.



ACCESS

Main entrance and heavy-vehicle connection (subject to traffic study).



SITE BOUNDARY

40.8 ha (illustrative)



INDUSTRIAL PLOTS

Modular plots for production, logistics and R&D.



INTERNAL ROADS

Primary and secondary circulation.



GREEN AREAS

Landscaped buffers, retention ponds and open spaces.



WATER FEATURES

Retention ponds and bioswales.



PEDESTRIAN / CYCLE LINKS

Walking and cycling connections.



Creating long-term value for people, the economy and the environment

The project generates lasting positive impact by enabling sustainable industrial growth, creating jobs and strengthening the local community, while protecting and enhancing the natural environment.



ENVIRONMENTAL IMPACT

- Efficient land use with green infrastructure and buffers
- Renewable energy integration
- Reduced emissions and resource consumption
- Enhanced biodiversity and river ecosystem protection



SOCIAL IMPACT

- ≈ 1,000 – 1,500 jobs during construction
- ≈ 1,500 – 2,000 long-term jobs
- Skills development and training opportunities
- Improved local infrastructure and community services
- Stronger, more inclusive local community



ECONOMIC IMPACT

- €120 – 200 million total investment potential
- Diversification of the local economy
- Increased tax revenues and local business opportunities
- Strengthened regional competitiveness



SPATIAL & COMMUNITY IMPACT

- Modern, high-quality industrial spaces
- Attractive and landscaped environment
- Improved connectivity and accessibility
- A resilient and future-ready industrial hub



KEY IMPACT FIGURES



40.8 ha
total development area



35
potential occupiers



1,500 – 2,000
long-term jobs



€120 – 200 million
total investment potential



30 – 40%
lower operational emissions
(vs. conventional industrial parks)



≈ 25 – 35 MW
renewable energy potential
(solar + other sources)



> 20 ha
green areas and buffers



100%
sustainable stormwater
management

CONTRIBUTION TO THE SUSTAINABLE DEVELOPMENT GOALS (SDGs)

7

AFFORDABLE AND
CLEAN ENERGY



8

DECENT WORK AND
ECONOMIC GROWTH



9

INDUSTRY, INNOVATION
AND INFRASTRUCTURE



11

SUSTAINABLE CITIES
AND COMMUNITIES



12

RESPONSIBLE
CONSUMPTION
AND PRODUCTION



13

CLIMATE
ACTION



15

LIFE
ON LAND



A MORE RESILIENT AND PROSPEROUS REGION

The project supports a cleaner environment, stronger communities and a competitive economy for present and future generations.

Phasing strategy for a flexible and scalable development

The project is structured in three well-defined phases, enabling a market-responsive approach and multiple investment entry points.



Phased delivery
Matches market demand and financing capacity.



Independent phases
Each phase is functional and can operate stand-alone.



Scalable vision
Future expansion potential beyond Phase 3.



SITE BOUNDARY
40.8 ha



Phase 1
13.2 ha



Phase 2
14.0 ha



Phase 3
13.6 ha



Future expansion
(potential)



Green areas
and buffers

Investment framework

attractive entry points and value growth

Each phase offers a balanced mix of modern industrial plots, high-quality infrastructure and sustainable features, with the flexibility to invest in a single phase or across the full development.

PHASE 1

13.2 ha

MARKET ENTRY

Establishes the first operational cluster with strong demand for modern light industrial space.



12
buildings



≈ 41,000 m²
GBA



2026 – 2028
estimated delivery



Indicative investment
€50 – 70 million

PHASE 2

14.0 ha

EXPANSION

Builds on initial momentum, adding capacity and diversity for a broader tenant base.



13
buildings



≈ 47,000 m²
GBA



2028 – 2030
estimated delivery



Indicative investment
€55 – 75 million

PHASE 3

13.6 ha

FULL POTENTIAL

Completes the park and captures long-term growth in the region.



10
buildings



≈ 40,000 m²
GBA



2030 – 2032
estimated delivery



Indicative investment
€45 – 65 million

TOTAL DEVELOPMENT POTENTIAL

40.8 ha
site area

≈ 125 – 155,000 m²
potential GBA

25 – 35
potential occupiers



Flexible entry points
by phase or individual plots



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Why Mureș

