



T63 Logistic Ștefănești

Warehouses for rent, each with its own office. DJ 200, Ilfov County.

About T63

T63 Logistic Ștefănești is a park of twelve warehouses, built as six paired buildings, on an 18,000 m² site on DJ 200, in Ilfov County. Each unit has 411.71 m² of storage, its own office block on the ground floor and two more offices upstairs. The park is built in two phases: units C1–C4, then units C5–C12.

12

warehouse units

411 m²

storage per unit

7.26 m

ridge height

18,000 m²

site

2

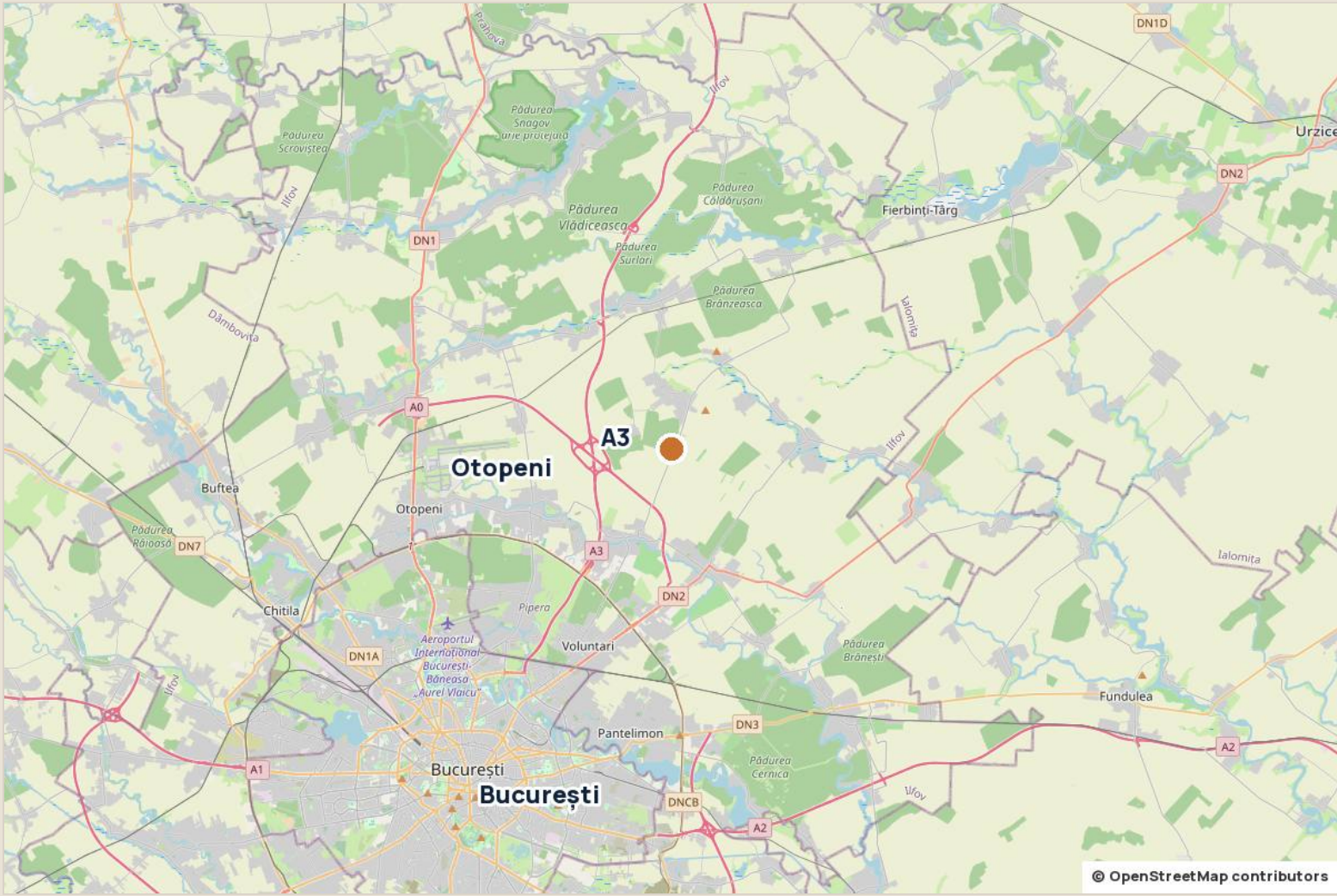
phases

48

parking spaces on completion

Twelve warehouses, paired into six buildings, on an 18,000 m² site on DJ 200. Woodland runs along one of the long sides, and the short side opens onto the county road. An internal road connects every unit to that road, and the park has its own water tank, pump room and drilled well.

Location



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The site opens onto DJ 200 along its short side and borders the Dascălu forest along one long side. Access is straight off the county road, through an internal road that serves all twelve units.

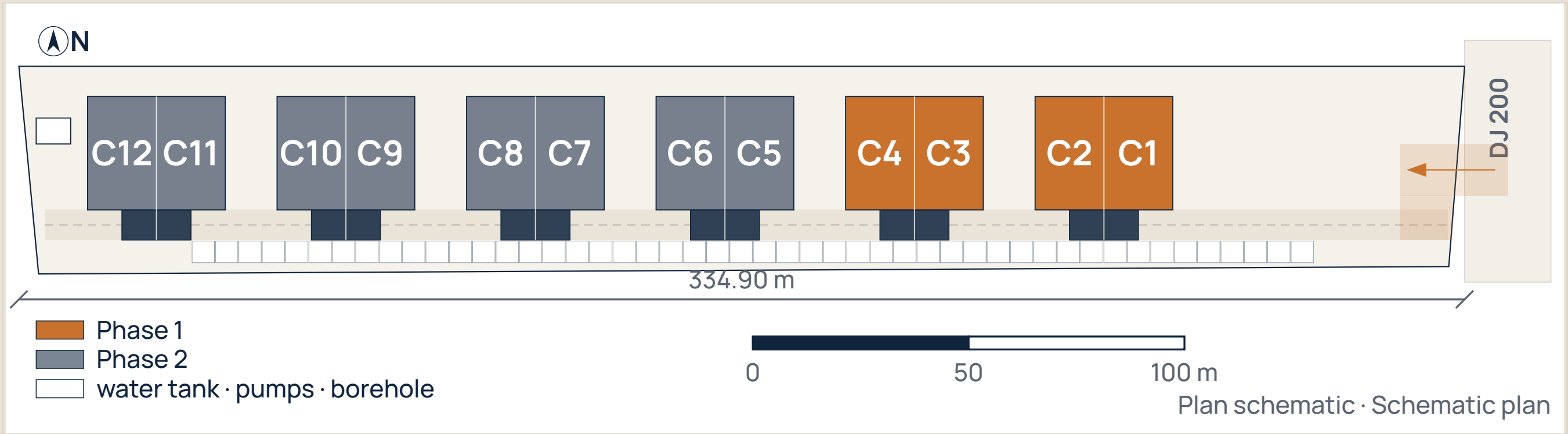
DISTANCES

	km	min
Bucharest ring road	13	20
A3 motorway (A0 interchange)	18	20
Otopeni Airport	21	30
Bucharest (Piața Unirii)	23	30

DJ 200, Ilfov County

The park

An 18,000 m² site, an internal road running its full length, 48 parking spaces on completion and 27.7 % green areas. Park utilities include a water tank, a pump room and a drilled well.



Site plan: the twelve units, the internal road and the parking area. The Phase 1 buildings are marked separately.

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The phases

Phase 1 covers units C1–C4 and 20 parking spaces. Phase 2 adds units C5–C12, taking the park to twelve warehouses and 48 parking spaces.



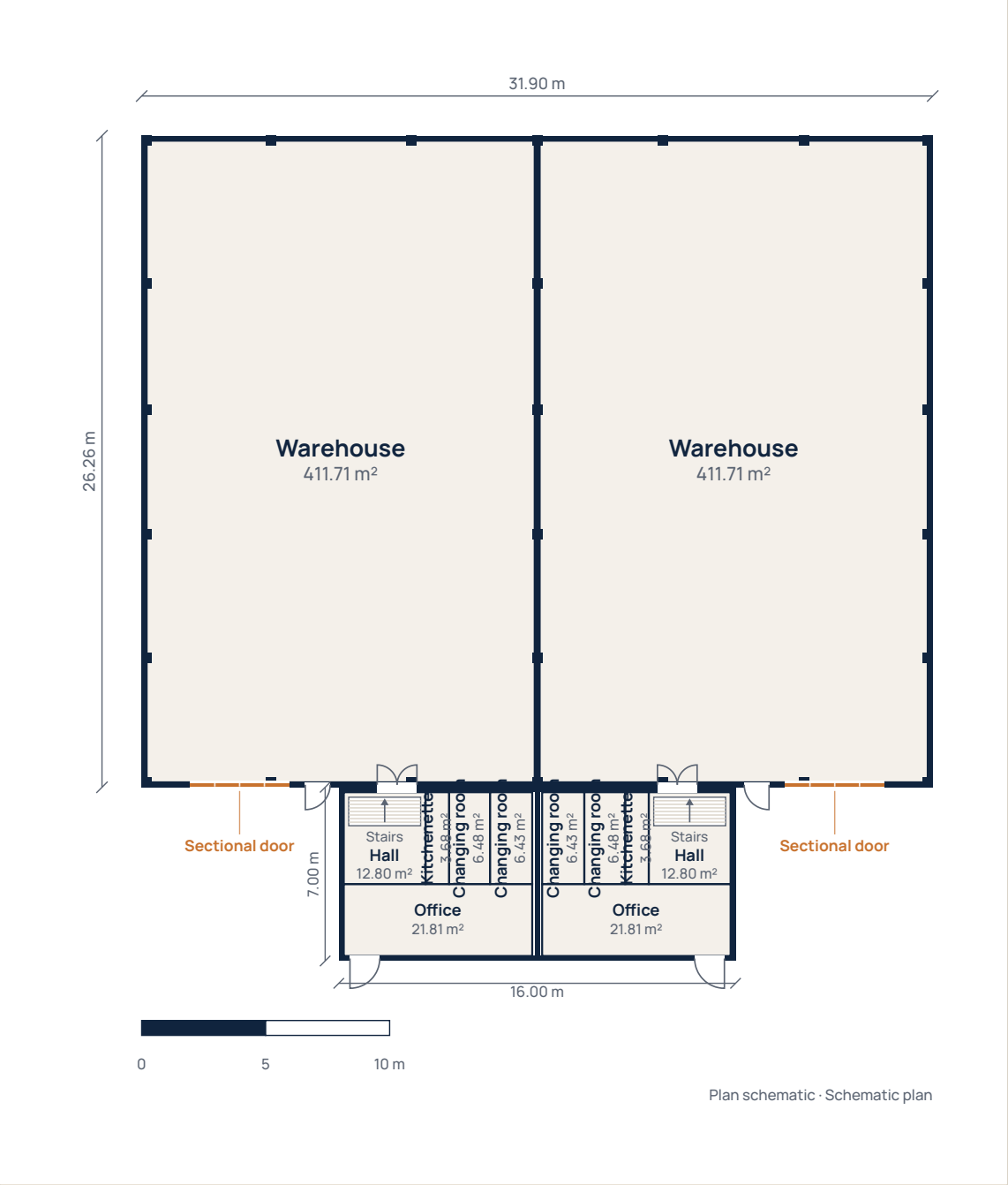
 Phase 1 – units C1–C4, with 20 parking spaces.

 Phase 2 – units C5–C12, taking the park to twelve warehouses, 48 parking spaces and 27.7 % green areas.

Ground-floor plan

The 411.71 m² warehouse, the 9.20 m² sectional door and the office block: 21.81 m² open plan, a 12.80 m² stair hall, changing rooms of 6.48 and 6.43 m², and a 3.68 m² kitchenette. An EI90 fire door separates storage from offices.

Warehouse	411.71 m ²
Office	21.81 m ²
Hall	12.80 m ²
Kitchenette	3.68 m ²
Changing room	6.48 m ²
Changing room	6.43 m ²



Ground floor: the warehouse, the sectional door and the office block, separated by an EI90 fire door.

First-floor plan

Upstairs in the office block: two offices of 23.73 m² and 13.94 m², a 4.30 m² hall and a 3.50 m² WC.

Office	23.73 m²
Hall	4.30 m²
WC	3.50 m²
Office	13.94 m²



First floor: two offices, a hall and a WC, above the ground-floor office block.



Technical data

Built area	474.50 m²
Gross floor area	530.15 m²
Warehouse floor	411.71 m²
Ground-floor offices	21.81 m² open plan, plus changing rooms, kitchenette and stair hall
First-floor offices	37.67 m² (23.73 + 13.94 m²)
Building dimensions	31.90 × 26.26 m, plus a 7.00 m office bay
Ridge height	7.26 m
Sectional door	9.20 m² useful area, with air intake
Structure	Reinforced-concrete columns, 40 × 40 cm
Envelope	PIR sandwich panels; self-supporting roof with PVC membrane

Areas, dimensions and construction details are taken from the architectural project.

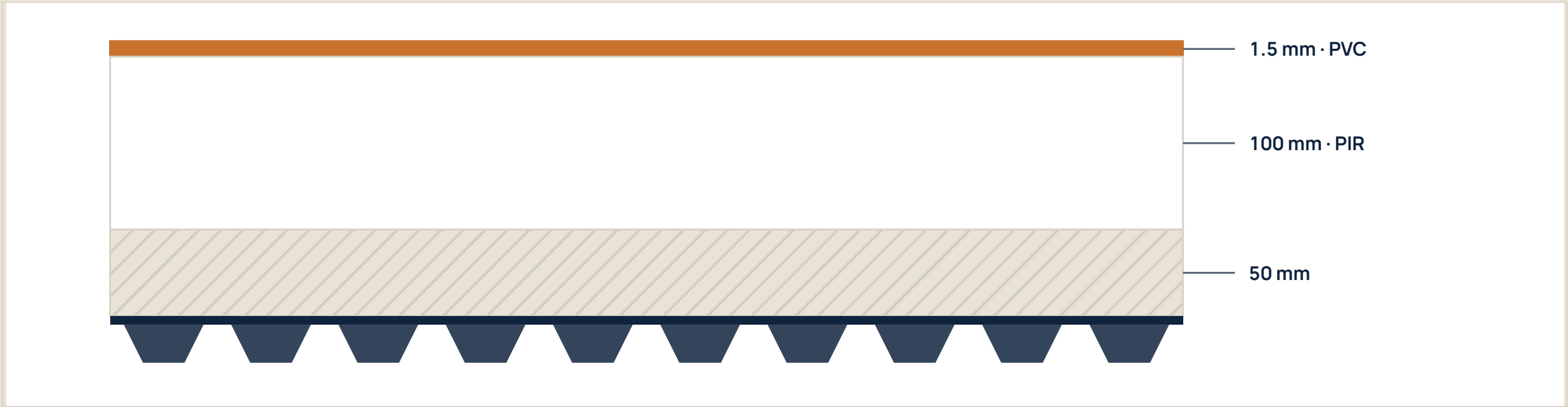
THE UNIT

One unit is 411.71 m² of storage, with 7.26 m to the ridge and a 9.20 m² sectional door. Attached to it is a two-storey office block of its own: open-plan office, stair hall, two changing rooms and a kitchenette on the ground floor; two more offices, a hall and a WC upstairs.



Structure and envelope

Reinforced-concrete columns of 40 × 40 cm on a grid of roughly 5.00–5.70 m, with a self-supporting roof. Walls are PIR sandwich panels. The roof carries 50 mm of mineral wool, 100 mm of PIR and a 1.5 mm PVC membrane. Fire resistance is grade IV.



STRUCTURE

Reinforced-concrete columns, 40 × 40 cm

ENVELOPE

PIR sandwich panels; self-supporting roof with PVC membrane



Interior

A unit seen from the inside: the reinforced-concrete columns and the self-supporting roof.



Inside a unit: reinforced-concrete columns and a self-supporting roof.

Isometric cutaway

How the warehouse, the ground-floor office block and the two upstairs offices fit together.



Isometric cutaway: the warehouse, the ground-floor office block and the upper floor.



GALLERY

The entrance

The entrance totem and the first office block.



GALLERY

The faade

The office block and the T63 sign.



GALLERY

The internal road

A view along the units, from the entrance.



GALLERY

The row of units

The paired buildings and the parking spaces in front of them.



GALLERY

The sectional door

The front of a unit, with its sectional door and loading area.



GALLERY

Aerial detail

A single unit, seen closely from above.



THE UNIT

Ground-floor offices

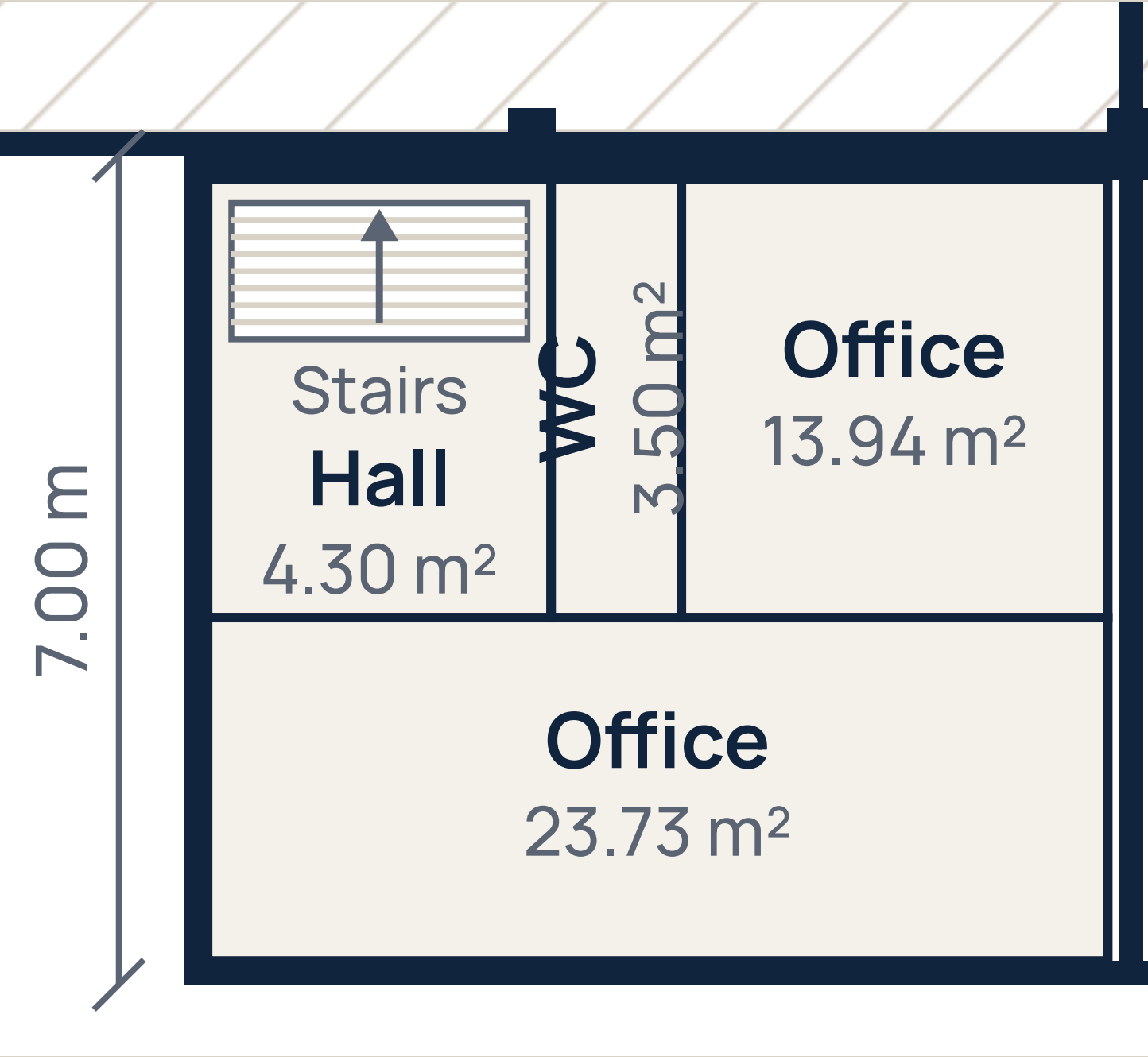
A 21.81 m² open-plan office, a 12.80 m² stair hall, two changing rooms of 6.48 and 6.43 m² and a 3.68 m² kitchenette — all inside the unit’s own block.

Office	21.81 m ²
Hall	12.80 m ²
Kitchenette	3.68 m ²
Changing room	6.48 m ²
Changing room	6.43 m ²

First-floor offices

Two offices, of 23.73 m² and 13.94 m², with a 4.30 m² hall and their own 3.50 m² WC.

Office	23.73 m²
Hall	4.30 m²
WC	3.50 m²
Office	13.94 m²



First floor: two offices, a hall and a WC, above the ground-floor office block.



GALLERY

The park from the air

The six buildings, the internal road and the parking area.



GALLERY

The setting

The site between the Dascălu forest and DJ 200.



How renting works

The warehouses are for rent. Quotation on request: tell us what space you need and for how long, and we will come back to you with a proposal. The next step is a visit to the site.

01

Call us, message us on WhatsApp or send an email.

02

Quotation on request: tell us what space you need and we will come back to you with a proposal.

03

You are welcome to visit the park.



Developer

The park is developed and managed by the company named below.

TODO



CALL

MESSAGE ON WHATSAPP

SEND AN EMAIL

LOCATION

Call us, message us on WhatsApp or send an email. Full details are below.