

LEASING PROPOSAL

2025

Developed by
SPEDWELL

SPACEPLUG+

Class-A
warehouses
for SMEs

Focus on flexibility,
quality, efficiency,
& premium features,
designed from the
start for SMEs.



PRIME LOCATION

Front-Row Position
Direct Ring Road Access
High Visibility



FLEXIBLE LAYOUT

Units from 500 to 3,200 sqm
Fire-resistant separation walls
Modular sprinler system



MODERN, CLASS A STANDARDS

Premium Finishings & Abundant Natural Light
Climate Control & ESFR Sprinklers
Ready to move-in or custom fit-out



COMMITMENT TO ESG

BREEAM Certified
Energy-Efficient Design
High-Quality Tenant Environment



EFFICIENCY & LOW OPEX

Superior Insulation (12cm Walls / 15cm Roof)
Modula Space (500-3,200 sqm)
6m Free Height

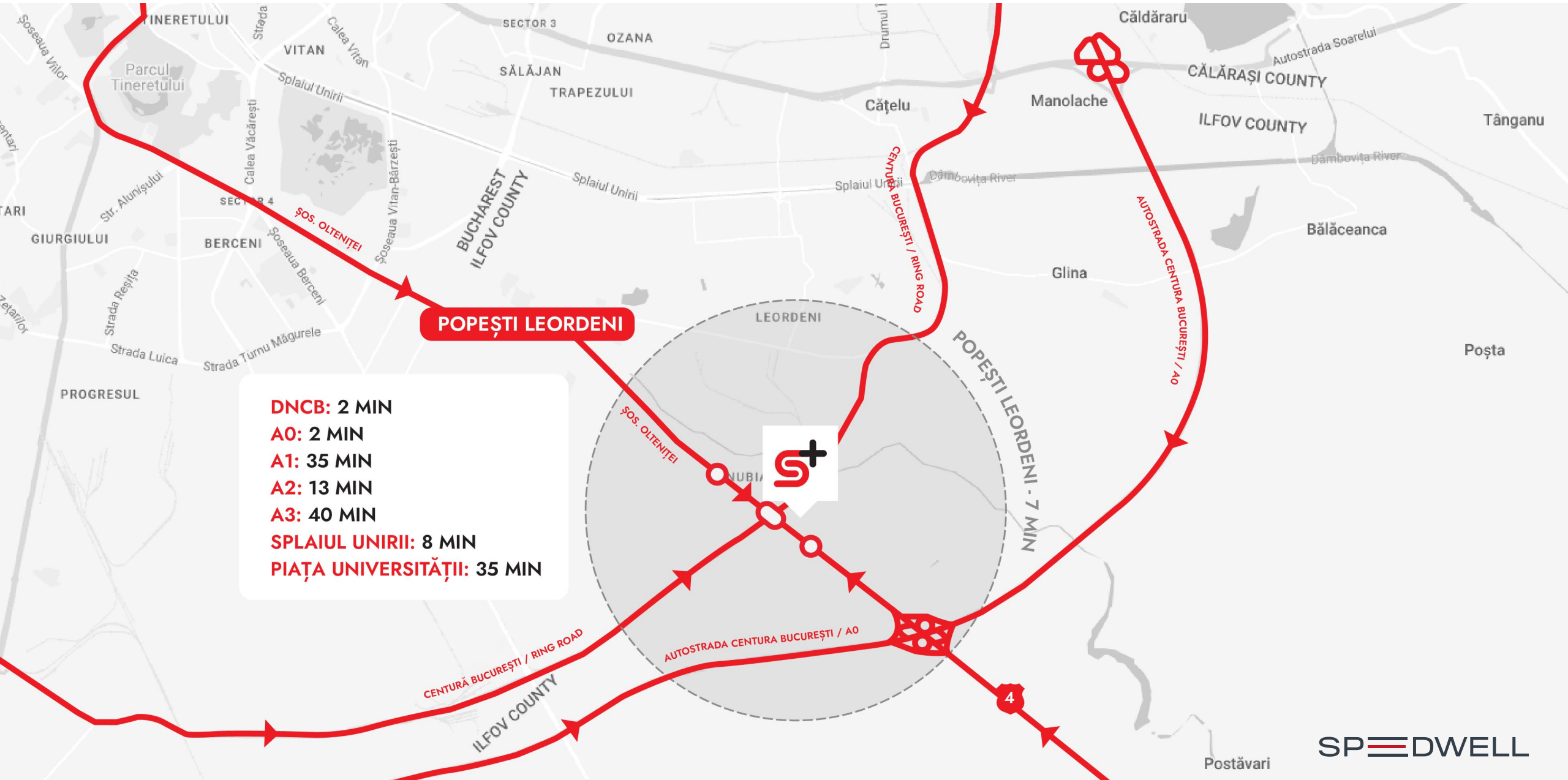


COLLABORATIVE APPROACH

Fair Terms
Transparent Costs
Responsive & Professional Property Management



Macro Location



Micro Location



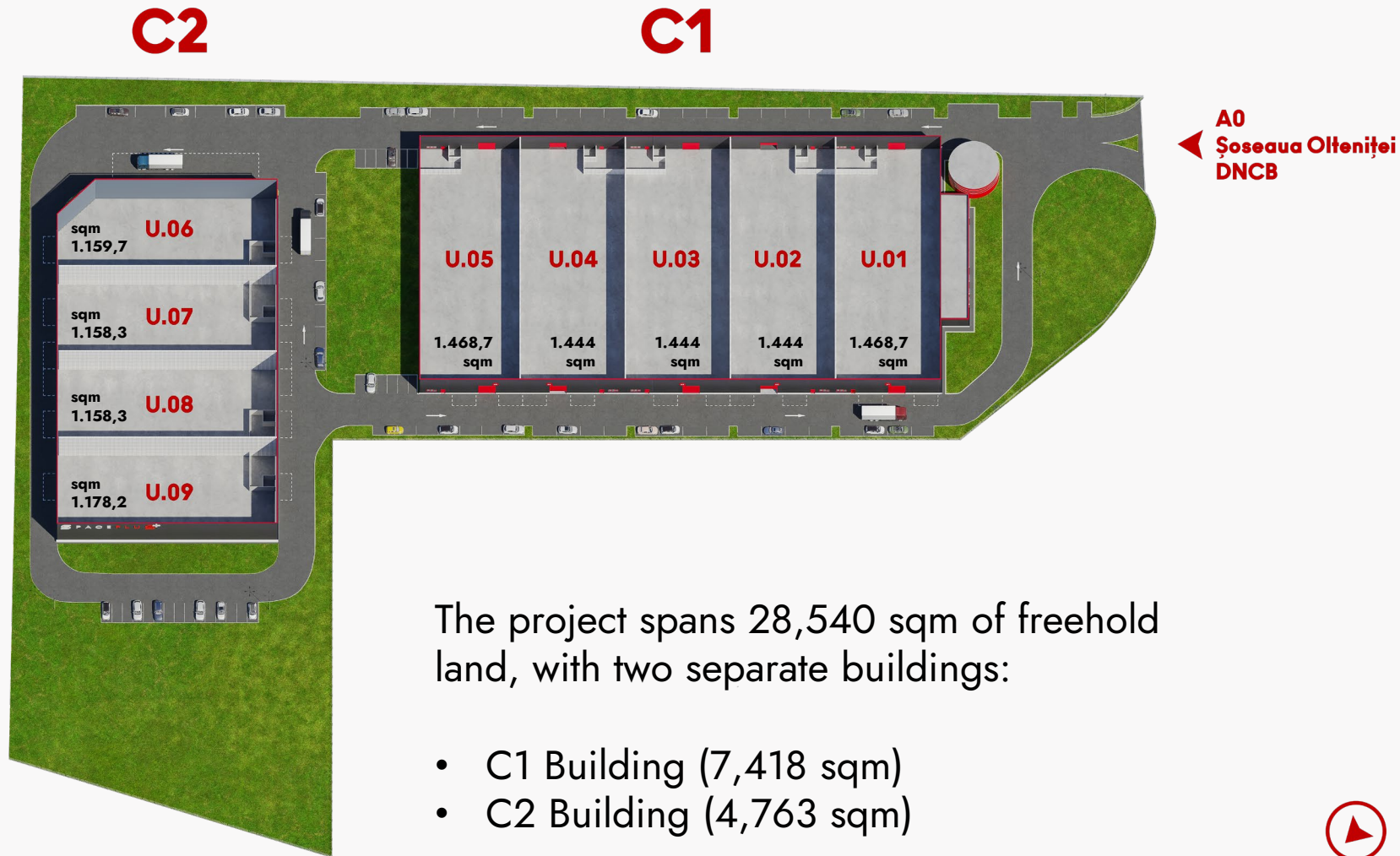
A0 MOTORWAY – SOSEAU OLTENITEI ROUNDABOUT

TURNAROUND ROUNDABOUT SOSEAU OLTENITEI



ROUNDABOUT SOSEAU OLTENITEI – BUCHAREST RING ROAD

Layout





12 cm insulated sandwich panels

15 cm insulated roof

Heating with individual thermostat control and metering

6m clear height

Pre-fabricated concrete structure

200 lux LED lighting

ESFR sprinklers

12x24m grid layout

Automatic hatches & fire detection system

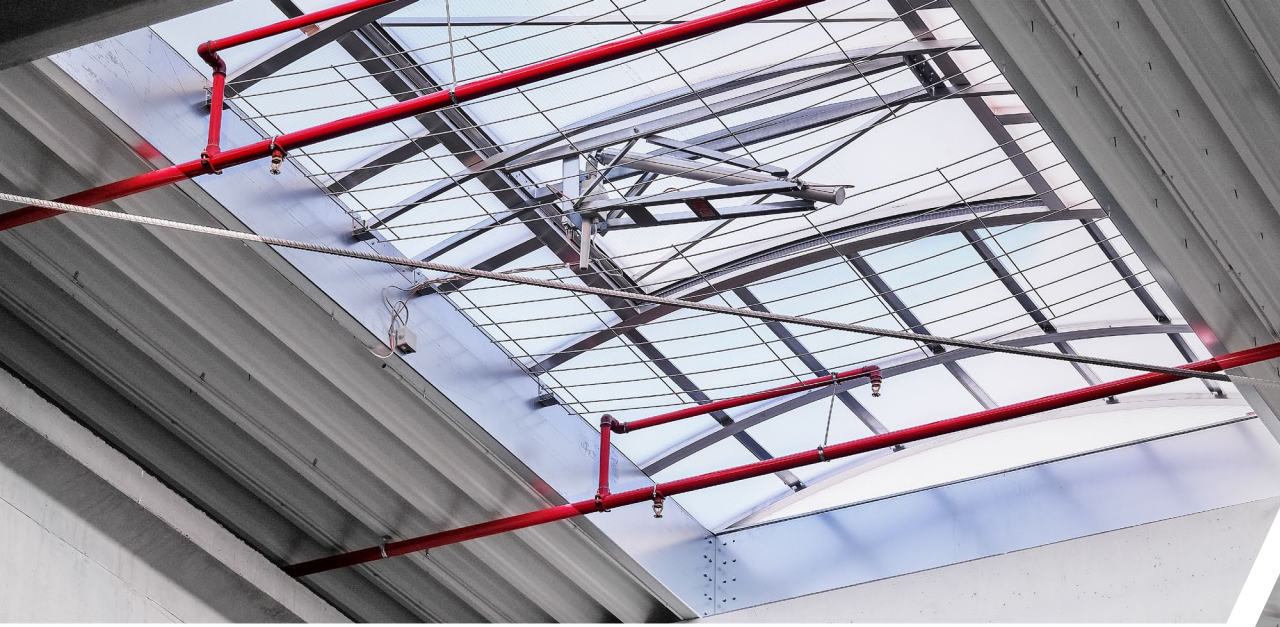
3T/m² quartz flooring

4x4.5m drive-in doors

Hydrants

Individual electric panels & metered utilities





SPACEPLUS⁺



SPEDWELL





CONTACT DETAILS

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