

Investment opportunity Industrial property for sale

Strategically Located Near Borş I Border Crossing – Bihor, Romania



Land Area: 14,690 sqm

Extensive plot providing ample space for logistics operations, expansion, and parking.



Built Area: 4,638 sqm

Comprising warehouse, production halls, and modern office space – fully functional and authorized.



Ready-to-Use Facilities

Turnkey condition with utilities, infrastructure, and operational installations in place.



Ideal for Multiple Uses

Perfect for industrial production, logistics, warehousing, or investment projects.

Investment opportunity

Industrial property for sale



STRATEGIC LOCATION & CONNECTIVITY

Direct Access to Major Transport Routes

Proximity to Borş I Border

Direct access to DN1/E60 and only 1 km from the Romania-Hungary border, enabling fast cross-border logistics.

13 km from Oradea

Located just 17 minutes by car from Oradea, a major economic hub in western Romania.

Immediate Access to A3 Motorway

Quick linkage to Romania's highway network ensures smooth distribution to domestic and EU markets.

TIR-Ready Industrial Zone

Designed to accommodate heavy truck access, with fully paved roads and street lighting.

The property's standout advantage lies in its strategic location within a highly active industrial corridor. Situated adjacent to the Borş I Border Crossing and connected directly to DN1/E60, it serves as a vital gateway between Romania and Hungary. Oradea, just 13 km away, offers logistical, commercial, and workforce support, while immediate access to the A3 motorway streamlines national and EU-wide transportation. This site is ideal for companies requiring frequent freight movement, seamless international connectivity, and rapid distribution capabilities. With TIR-ready infrastructure, it's equipped to meet the highest industrial transport standards.

ABOUT ORADEA

Oradea, the capital city of Bihor County, has established itself as one of Romania's most advanced and investor-friendly industrial and logistics hubs. Located just 10 km from the Hungarian border and directly connected to the European road network (E60, DNI) and the future A3 Motorway, Oradea serves as a strategic gateway between Central Europe and the Romanian domestic market. The city is also home to an international airport, recently expanded with a dedicated cargo terminal (operational from 2025), further strengthening its multimodal transport infrastructure.

Over the past decade, Oradea has seen significant industrial growth driven by both public and private investment. The municipality has developed three major industrial parks — Eurobusiness I, II, and III—spanning over 240 hectares and hosting more than 100 companies from sectors such as automotive, electronics, metal processing, logistics, and furniture production. New developments like the CTPark Oradea Cargo Terminal and the Oradea Logistics Hub bring modern warehousing, built-to-suit solutions, and air-cargo capabilities, positioning the city as a top-tier logistics platform in Romania. Total public and private investments in industrial zones have exceeded €400 million, generating over 8,000 jobs.

Local authorities are recognized nationally for their transparency, efficiency, and commitment to economic development. Investors benefit from fast-track administrative procedures, support throughout the permitting process, and a proactive approach to infrastructure and utility expansion. Oradea ranks among the top Romanian cities for ease of doing business, with reduced bureaucracy and high-quality public services.

In summary, Oradea offers a highly attractive environment for industrial and logistics operations: strategic location at the EU border, multimodal infrastructure, large-scale industrial platforms, skilled labor, and an administration focused on sustainable, long-term development. It is a proven destination for regional and international companies seeking operational excellence in Central and Eastern Europe

PROPERTY SPECIFICATIONS

Comprehensive Industrial Infrastructure



Total Usable Area: 4,214 sqm

Includes 2,110 sqm for production, 2,528 sqm for warehousing, and 284 sqm for office and conference use.



Interior Height: 12 meters

Ample vertical space accommodates large-scale operations and equipment, ideal for heavy industry or storage.



Modern Utilities & Systems

Equipped with three-phase electricity (380V), gas, water, sewage, and a dedicated heating system.



On-Site Parking

15 private parking spaces within the compound for staff and logistics vehicles.

This facility is designed to meet the operational demands of modern industry. With over 4,200 sqm of usable space, it seamlessly integrates production, storage, and administrative functions. The 12-meter internal height is particularly valuable for warehousing, industrial racking, or tall machinery, while utilities are fully installed and operational – including power, gas, water, and sewage. Fifteen on-site parking spaces within a gated, paved compound ensure efficiency for both staff and logistics vehicles. This layout offers flexibility and readiness for a broad range of uses.

Warehouse Facility Details

Optimized for High-Volume Storage & Distribution

- **Total Warehouse Area: 2,528 sqm:** Spacious facility designed for scalable warehousing and efficient goods handling.
- **6 Industrial Loading Gates:** Each equipped with hydraulic ramps to support simultaneous loading and unloading operations.
- **Integrated Office Space:** On-site office area within the warehouse ensures direct management and logistics coordination.
- **Natural Light & Insulation:** Large windows provide natural lighting; structure built for thermal efficiency and safety.



Warehouse Facility Details

Optimized for High-Volume Storage & Distribution



The warehouse spans over 2,500 sqm and is meticulously structured to serve the demands of high-throughput storage and distribution centers. Its layout allows for seamless movement of goods and adaptability to automated systems. With six industrial gates and hydraulic ramps, the loading zones are optimized for simultaneous truck operations, significantly reducing turnaround times. This configuration is ideal for companies handling frequent or large-scale shipments. Operational efficiency is further enhanced by integrated office space within the hall and natural lighting that reduces energy usage while improving work conditions. Structurally, it's built to meet rigorous safety and thermal standards.



Warehouse

PRODUCTION FACILITY OVERVIEW

Designed for Industrial Manufacturing Efficiency



Total Area: 2,110 sqm

Dedicated production space with reinforced flooring, high ceilings, and mechanical workshop integration.



Mechanical Workshop & Utilities

Equipped with essential technical infrastructure including three-phase power and ventilation.



Sanitary Facilities for Staff

Includes multiple restrooms, locker rooms, and employee amenities to support industrial operations.



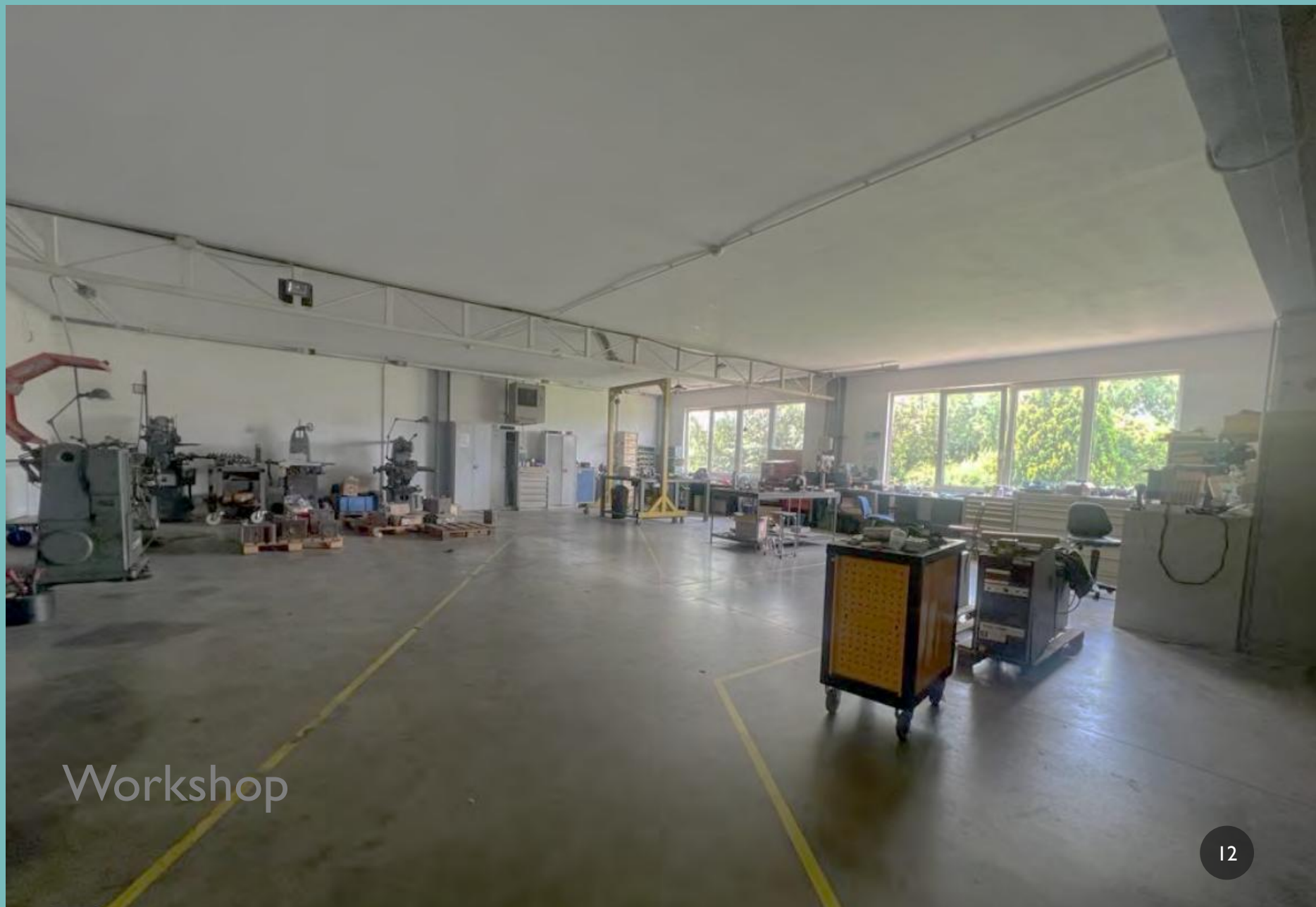
Flexible Configuration

Open-space layout adaptable for varied production lines or specialized machinery setups.

The 2,110 sqm production hall is tailored for businesses requiring durable and efficient manufacturing space. High ceilings and robust infrastructure allow for versatile installations, from automated lines to heavy machinery. With integrated utilities, a designated mechanical workshop, and proper staff facilities, this space is turnkey ready. The layout provides adaptability to diverse industrial workflows – whether light assembly or large-scale fabrication. All areas comply with safety and operational standards, supporting high-throughput, multi-shift production environments.



Production Facility Overview



Workshop

Office and Administrative Space

Bright, Functional & Versatile Work Environment



Office Area: 284 sqm

Includes 6 administrative rooms, a fully equipped conference room, and kitchen facilities.



Natural Light & Quality Finishes

Generously lit with large windows and designed with modern, durable materials.



Private Heating System

Equipped with a dedicated central heating system for year-round comfort.



Flexible Layout

Adaptable space suitable for executive, operational, or multifunctional administrative use.



The 284 sqm office component offers a refined and efficient setting for administrative and operational teams. It's divided into six offices, a spacious conference room, a kitchen, and well-maintained restrooms. Large windows ensure natural light fills the space, creating a comfortable and productive work environment. High-quality finishes and a private heating system enhance comfort and energy efficiency. The layout allows for diverse configurations, whether you're managing a team of engineers, logistics personnel, or administrative staff. Ideal for companies looking for turnkey back-office or multifunctional workspace within an industrial facility.



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Investment Highlights & Ideal Uses

Strategic Value for Operators and Investors



Turnkey Industrial Asset

Fully functional with all legal authorizations, infrastructure, and equipment in place.



Multi-Use Flexibility

Ideal for logistics hubs, manufacturing operations, warehousing, or hybrid models.



Strategic Growth Area

Located in an active industrial zone near international trade routes and urban centers.



Investor-Ready

Strong ROI potential with immediate availability and no additional CAPEX required.

This property stands out not only for its operational readiness, but also for its strategic investment profile. With a solid construction, full permits, and utilities in place, it is immediately usable for a variety of industrial activities. Its layout supports both single and multi-purpose operations — from logistics and warehousing to light or heavy manufacturing. Located near the Borş border and major infrastructure, the site taps into robust regional demand and cross-border commerce. For investors, the immediate availability and lack of required CAPEX present a compelling opportunity for fast deployment or leasing to industrial tenants.

Contact & Sale Details

Schedule a Visit or Request More Information



Sale Price: €2,490,000

Competitive rate at €590.89/sqm for built area;
immediate availability with no renovation needed.



Broker Contact

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Viewing & Inquiries

Contact us to arrange a site tour or to request
documentation and specifications.



Location

Șoseaua Borșului nr. 90, Borș, Bihor – directly
accessible from DN1/E60 and A3 motorway.