T63

T63 Logistic Ștefănești

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

Completion: **March 2027**

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 warehouse has 411.71 m² of usable space, its own office block on the ground floor and two more offices upstairs — 508 m² in all. The park is built in two phases: units C1–C4, then units C5–C12.

12
warehouse units

508 m²
area per unit

7.26 m
ridge height

18,000 m²
site

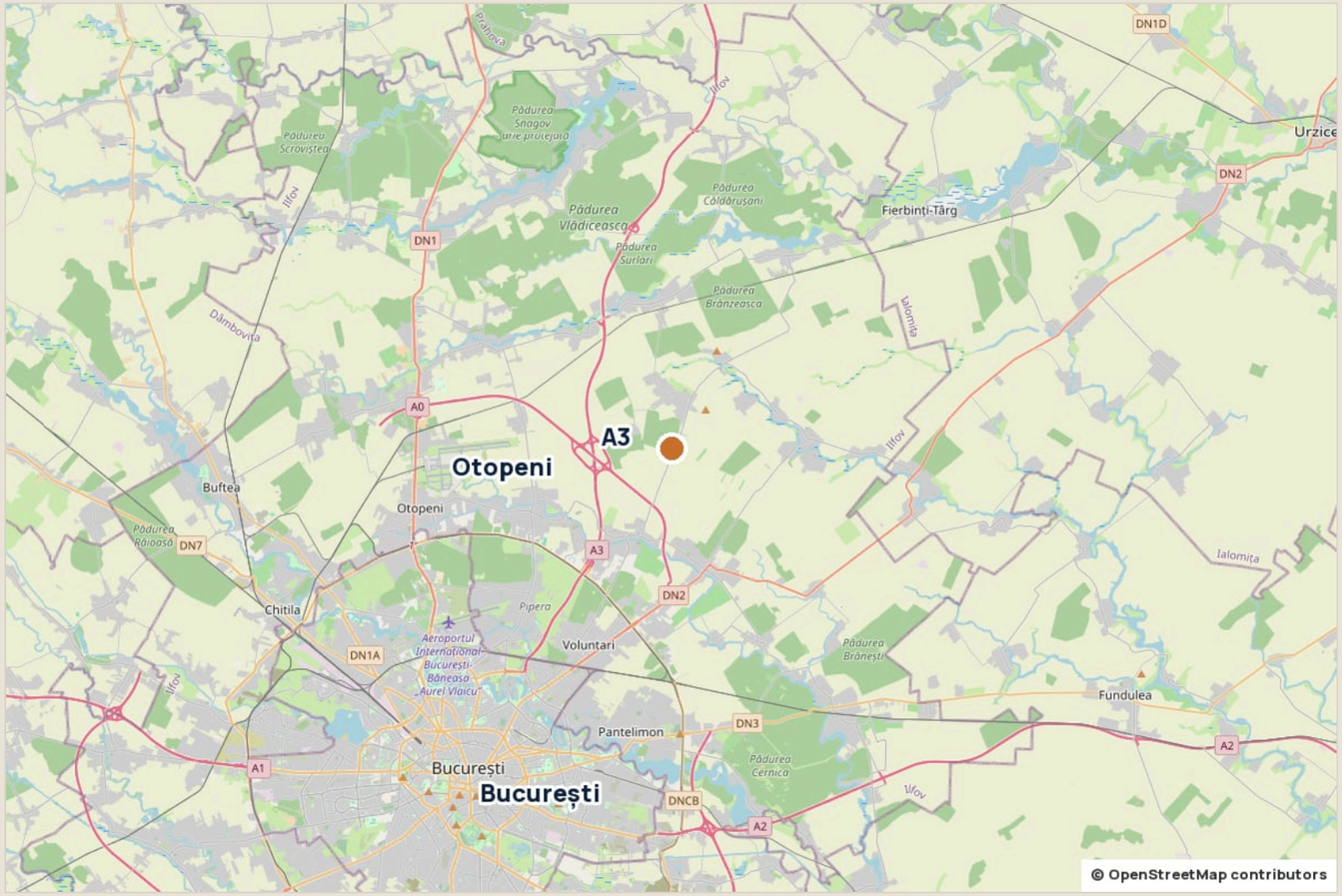
2
phases

36
parking spaces on completion

One short side of the site borders the Dascălu forest, and the other opens onto the county road. An internal road connects every unit to that road, and at the forest end it has a turning circle for trucks. The park has its own drilled well, water tank, fire-water pump station and underground stormwater retention basin.

Location

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



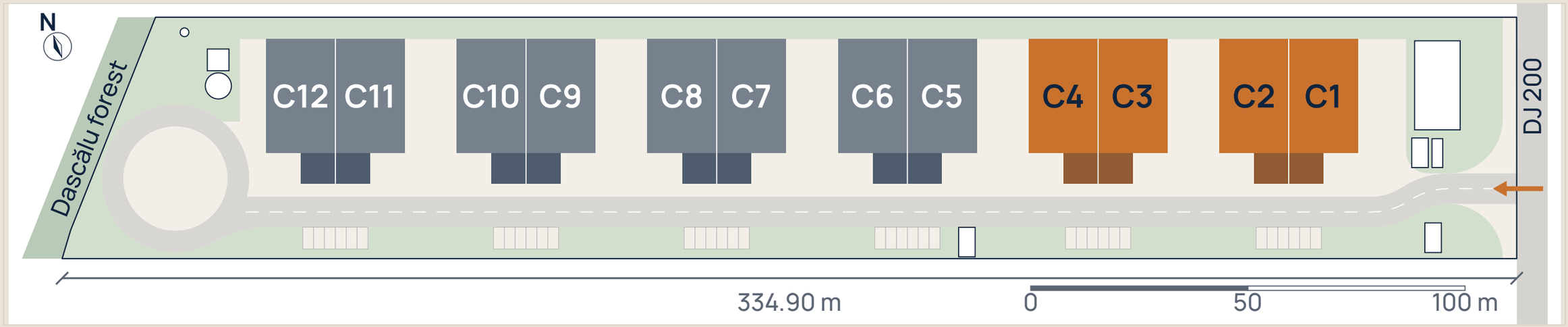
DISTANCES

	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 to a turning circle for trucks, 36 parking spaces on completion and 22.6 % green areas. Park utilities include a drilled well, a water tank, a fire-water pump station, an underground stormwater retention basin and an oil separator.



Site plan: the twelve warehouses with their offices, the internal road and turning circle, the parking, the utilities and the green areas. The Phase 1 buildings are highlighted.

12
warehouse units

508 m²
area per unit

7.26 m
ridge height

18,000 m²
site

2
phases

36
parking spaces on completion

The phases

Phase 1 covers units C1–C4 and 12 parking spaces. Phase 2 adds units C5–C12, taking the park to twelve warehouses and 36 parking spaces.



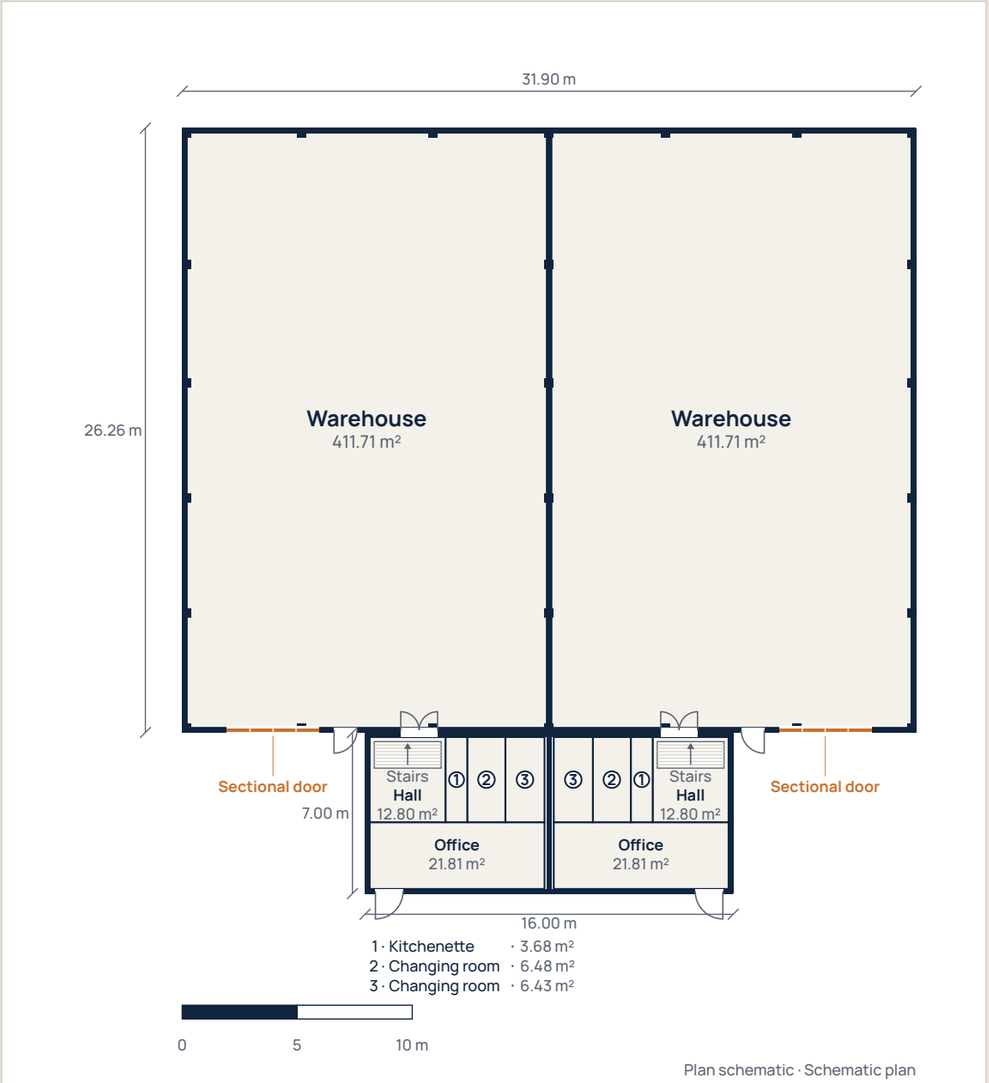
Phase 1 — units C1–C4, with 12 parking spaces.

Phase 2 — units C5–C12, taking the park to twelve warehouses, 36 parking spaces and 22.6 % 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.

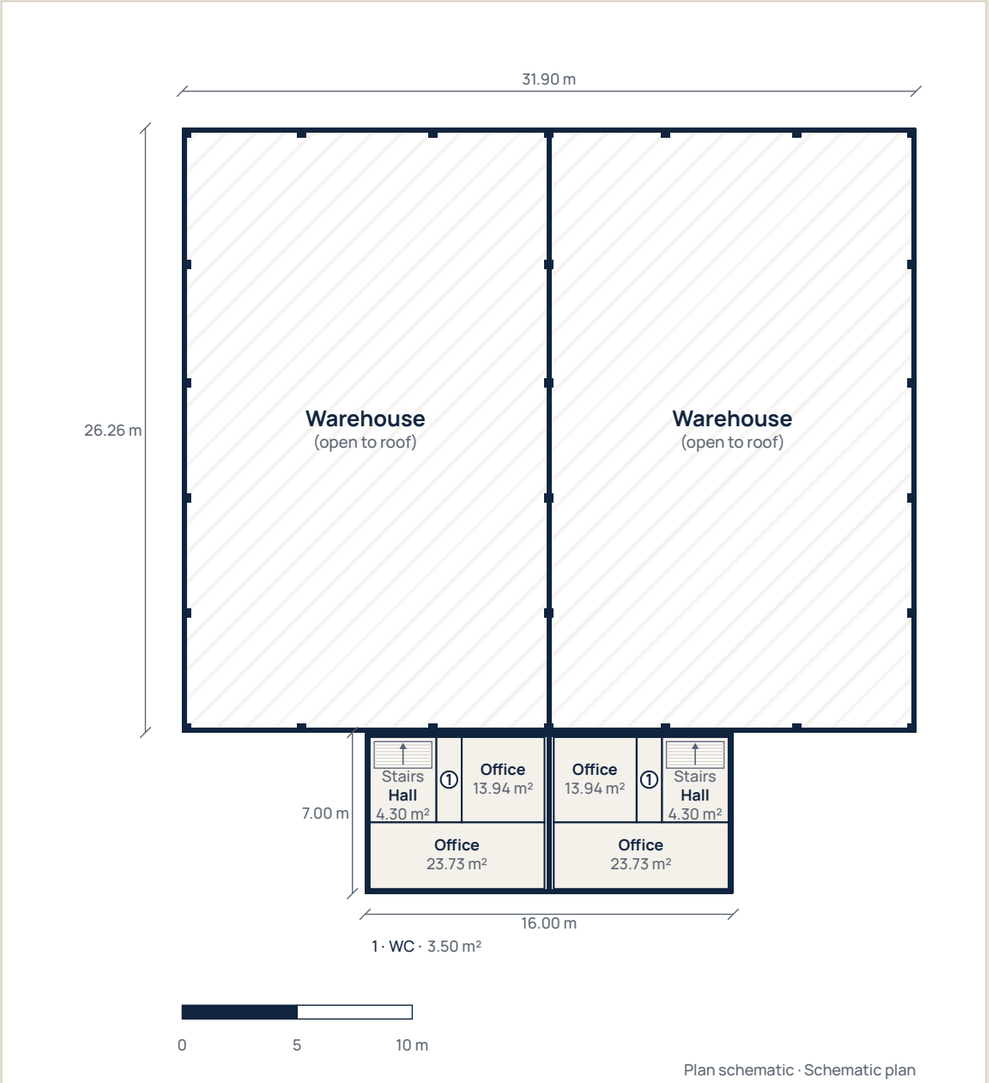
Warehouse	**411.71 m²**
Office	**21.81 m²**
Hall	**12.80 m²**
Kitchenette	**3.68 m²**
Changing room	**6.48 m²**
Changing room	**6.43 m²**



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.



Plan schematic · Schematic plan

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
Total usable area	508.38 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

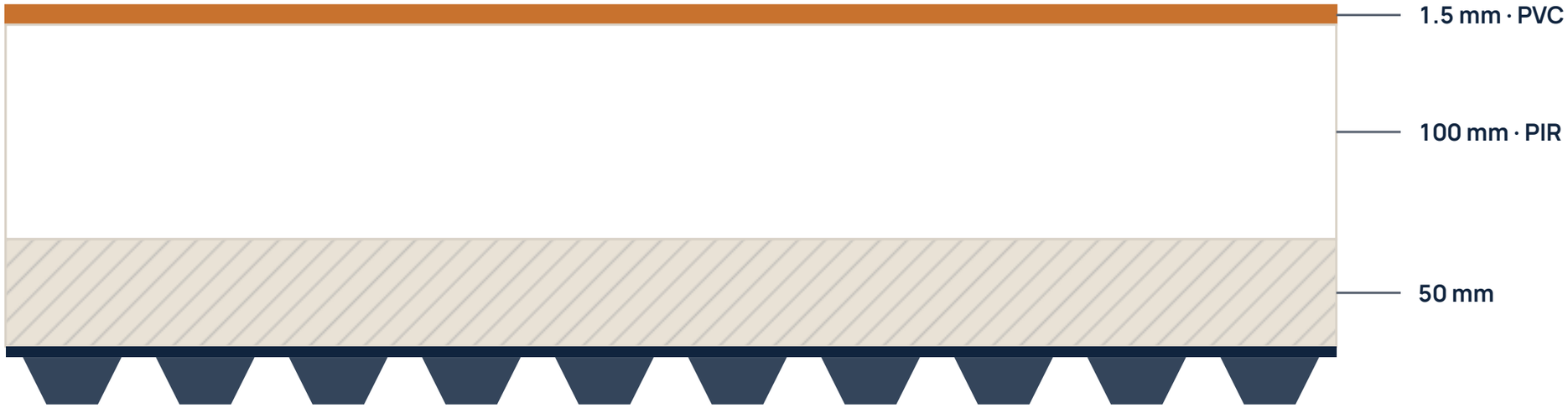
Areas, dimensions and construction details are taken from the architectural project.

THE UNIT

One warehouse is 411.71 m² of usable space, with a 7.26 m ridge height 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 — 508.38 m² of usable space in all.

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 stability is level II, and the fire risk is rated medium.



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.

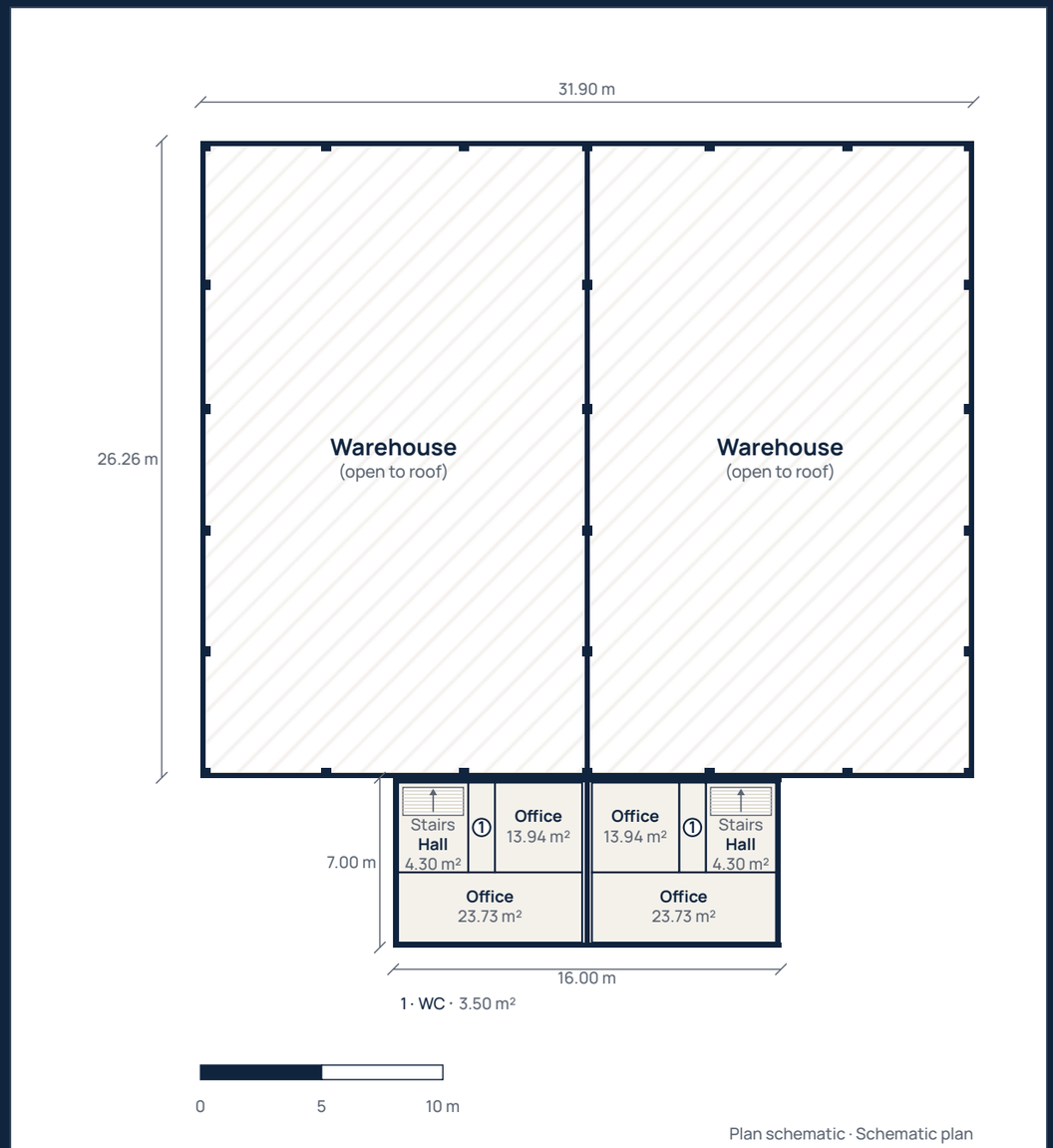


Plan schematic · Schematic plan

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 façade

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

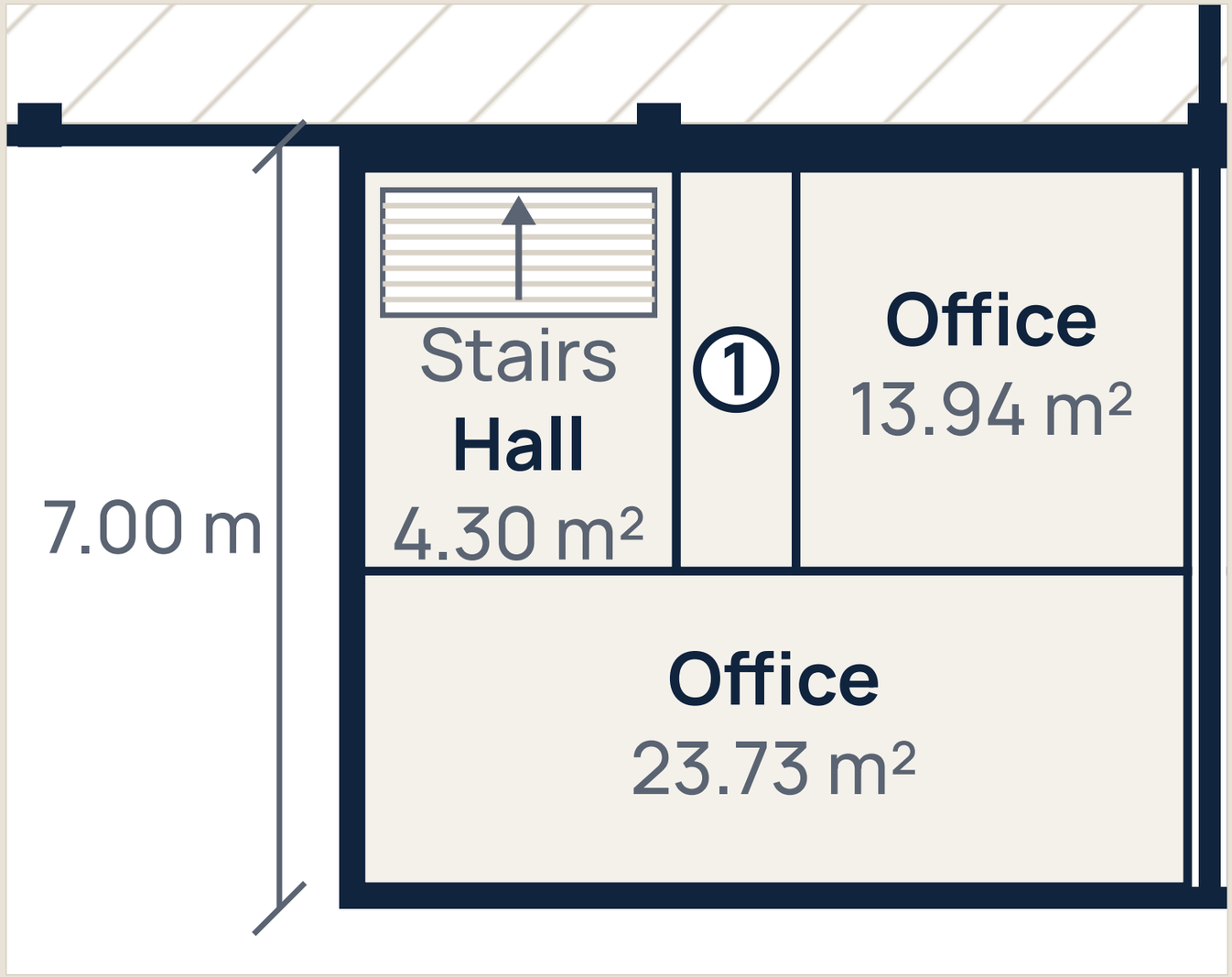
Ground-floor offices

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 m²**
Hall	**12.80 m²**
Kitchenette	**3.68 m²**
Changing room	**6.48 m²**
Changing room	**6.43 m²**

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.



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

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

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.

CONTACT

How renting works

The warehouses are for rent. Rent starts at the figure below, and the exact quote depends on the space and the length of the lease.

RENT

from €6.5/m²/month + VAT

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.

T63 Logistic Park

T63
LOGISTIC ȘTEFĂNEȘTI

Contact

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

CALL

+40 721 242 202

MESSAGE ON WHATSAPP

+40 721 242 202

SEND AN EMAIL

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LOCATION

DJ 200, Ilfov County