



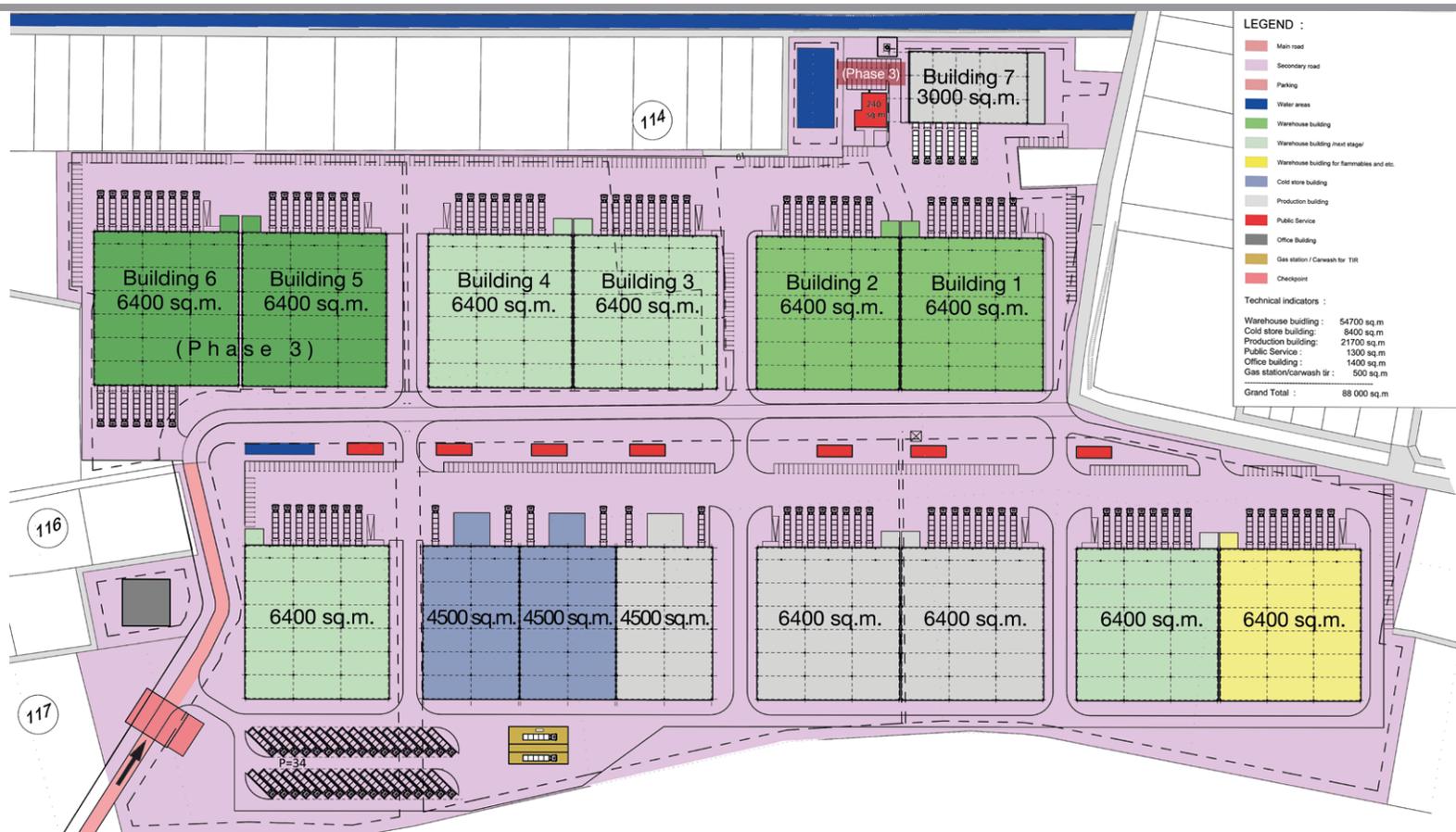
12 800 sq.m
Expected by Q3 2019

EAST RING LOGISTIC PARK

Where Business Meets Efficiency

www.sofiaeastring.com

GENERAL INFORMATION



Since 2013, the 220 000 sq. m., master planned industrial park has been urbanized and has had installed the requisite utility infrastructure to support a variety of land uses. To date, East Ring hosts two newly constructed warehouse buildings, each 6 400 sq. m., opened in 2014 and 2016, and leased to Euro 07 JSCo, a leading distributor of vehicle spare parts and Cargo Partner EOOD, an international logistics service provider.

The next stage of activity envisages the speculative construction of a dry warehouse with a built-up area of 12 800 sq. m. designed in the same architectural style, as well as a canteen, both to be delivered in 2019.

The primary design consultant is the Austrian architectural company Econsult which has extensive experience in the logistics sector.

Ultimately, East Ring LP can develop about 90 000 sq. m. of warehousing and light industrial premises at this location with the intention to offer custom build-to-suit solutions for manufacturers as well as to construct dry and refrigerated logistic warehouses. Prime land has been purchased on Varna (100 daa) and Vidin (200 daa) in order to develop the same concept in those cities aiming to offer its clients full country coverage.

LOCATION AND ADVANTAGES



East Ring Logistic Park is situated just outside the eastern city limits of Sofia, in a traditional industrial area, along a roadway that links to the Trakia E80/A1 highway which connects Sofia to Burgas and Istanbul. The Hemus E79 / A2 highway is just few kilometers further north and offers connections to Thessaloniki-Sofia-Varna-Vidin.

Access to all important transportation nodes:

- E79/A2 (Sofia Ring Road) – 8 km, (6 min)
- E80/A1 – 2,5 km, (2 min)
- Sofia (City Centre) – 23 km, (20 min)
- Sofia Airport – 17,6 km, (12 min)
- Train Station Elin Pelin – 6 km, (5 min)

The neighboring towns of Elin Pelin, Ravno Pole, Novi Han, and Lesnovo are a good source of skilled and unskilled cost-effective labor. A nearby natural gas pipeline can be connected upon request. Fiber optic cable is already on-site. The site has its own source for drinking water.

BUILDINGS 1 AND 2



Building 1 - a dry storage warehouse with clear height of 10,5 m. and a built-up-area of 6 400 sq. m. was delivered in October 2014. Building 2 – an identical structure – was finished in July 2016. Both buildings are BREEAM certified and have a photovoltaic facility on the roof to supplement electricity for the office areas. In 2014 Building 1 won the National Competition Building of the Year award for Buildings with Elements of Green Architecture Award.

Building 3 and Building 4 are envisaged to be cold storage facilities.



TTC PARK

BUILDINGS 5 AND 6 (Phase 3)



*turn-key construction quality standard

Buildings 5 and 6 are planned to be dry storage warehouse facilities with a built-up-area of 12 800 sq. m. and with the following design features:

- Reinforced concrete construction with insulated sandwich panels
- Clear height 10,50 m.
- Floor load: 5 ton/sq. m.
- Roof mounted photovoltaic installation
- Warehouse: ca 11 650 sq. m.
- Office and social premises: ca 1 150 sq. m.
- BREEAM certification

The plan is for these buildings to become available by Q3 2019.



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PARTNER



ARCHITECTS



PROJECT MANAGER



AGENT

