

E58 DEVELOPMENT PARK

19.5 ha Premium Development Site



Strategically located along European Road E58 in northeastern Romania, E58 Development Park is a 19.5 ha site under single ownership. With four independent access points, existing utility infrastructure, and the flexibility to accommodate phased or subdivided development, the property offers an outstanding opportunity for retail, logistics, industrial, and mixed-use developments.

Property Overview

E58 Development Park is a strategically positioned 19.5 ha development site located along European Road E58 in northeastern Romania. The property is under single ownership, allowing for flexible development options. It represents an excellent opportunity for retail, logistics, industrial, and mixed-use developments.

Infrastructure



Electricity available



Water supply available



Natural gas transmission pipeline crossing the property



Fiber-optic network available

4 Independent Access Points



2 × Direct access to European Road E58



1 × Access via DE6 Agricultural Service Road



1 × Access via DE104 Agricultural Service Road

Key Property Features



19.5 ha development site



Four independent access points



Direct access to European Road E58



Single ownership



Flexible Development Options

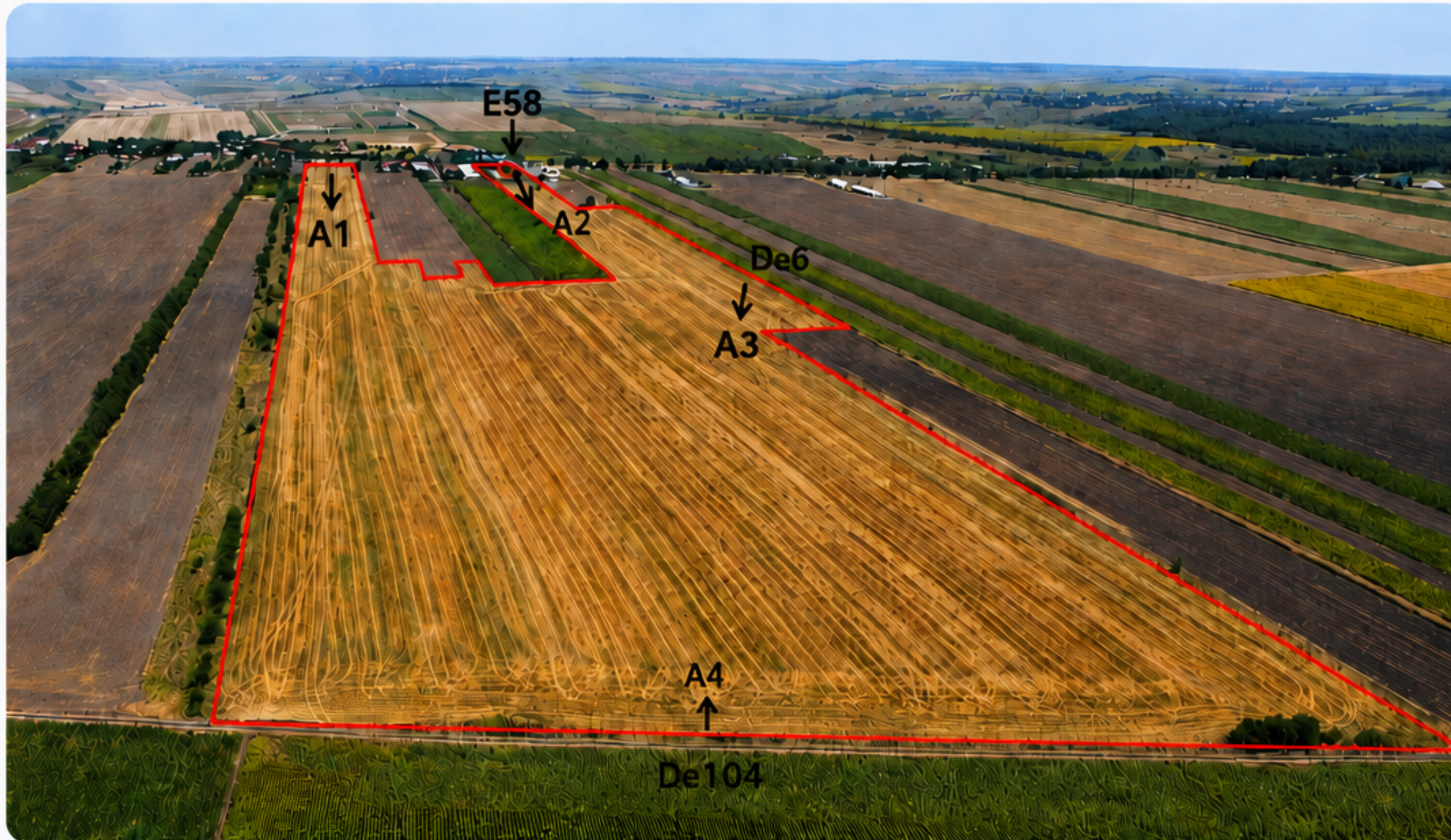
The property is under single ownership, allowing for flexible development options, including phased or subdivided projects, subject to the applicable planning and legal procedures.



■ Property Configuration & Accessibility

Introduction

E58 Development Park comprises a single ownership development site with a total area of 19.5 ha. The property benefits from four independent access points and a flexible development configuration, making it suitable for retail, logistics, light industrial, and mixed-use developments.



Key Site Dimensions

Specification	Details
Ownership	Single owner
Development Area	19.5 ha
Central Site Width	300 m
Access Points	Four independent access points
E58 Frontage (A1)	58 m
E58 Frontage (A2)	50 m
DE6 Agricultural Service Road Frontage (A3)	415 m
DE104 Agricultural Service Road Frontage (A4)	250 m
Topography	Flat terrain
Development Configuration	Flexible



Development Advantages

- ✓ Single ownership
- ✓ Flexible development configuration
- ✓ Four independent access points
- ✓ Excellent visibility from European Road E58
- ✓ Flat topography
- ✓ Existing utility infrastructure
- ✓ Suitable for phased development or subdivision, subject to applicable planning and legal procedures.



Strategic Location & Regional Connectivity

Strategically located in northeastern Romania, E58 Development Park benefits from direct access to European Road E58, providing excellent regional connectivity. Its location enables efficient distribution, logistics, retail, industrial, and mixed-use developments while ensuring convenient access to major cities, airports, and international border crossings.



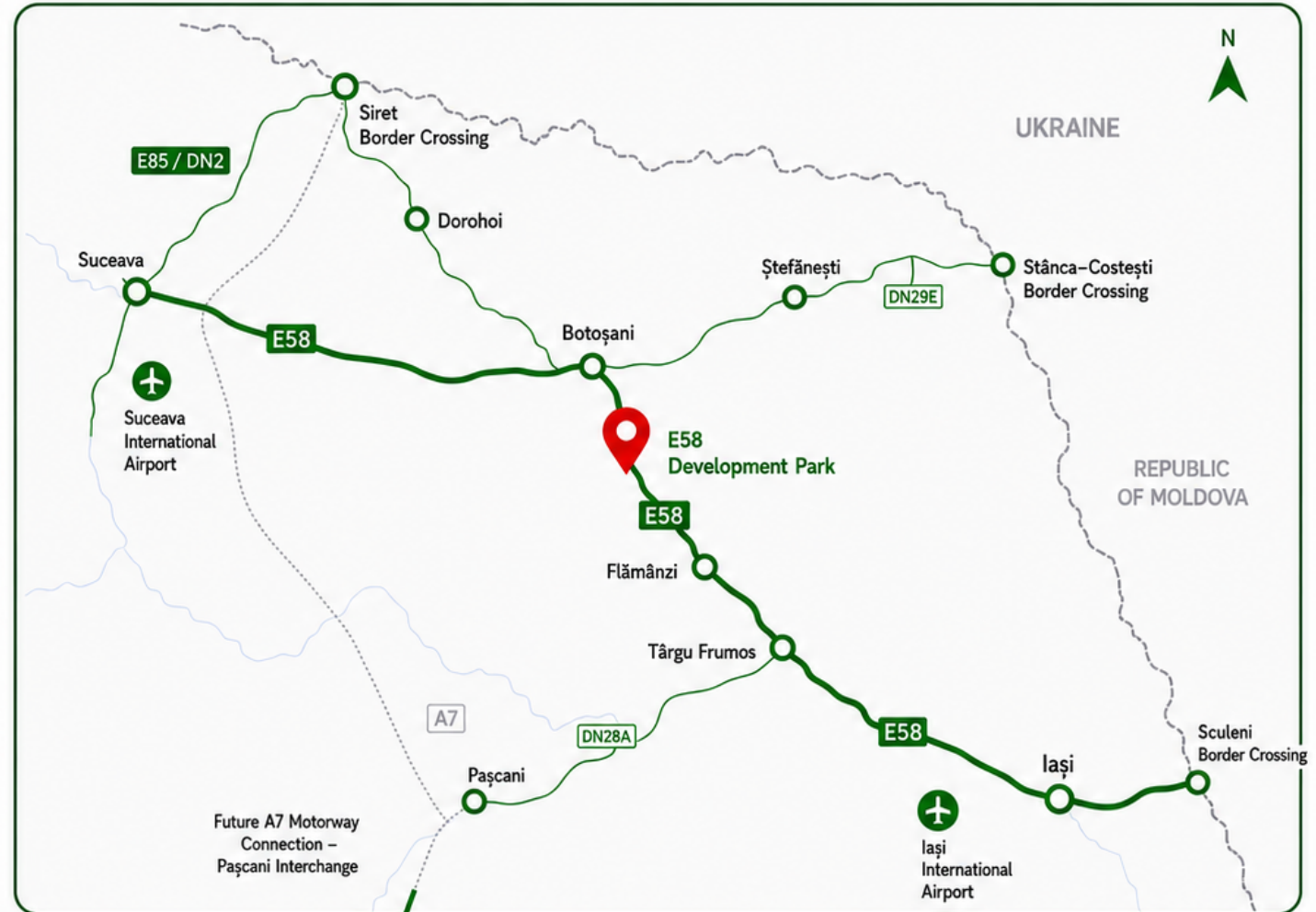
Strategic Connectivity

- ✓ Direct access to European Road E58
- ✓ Strategically located in northeastern Romania
- ✓ Excellent regional connectivity
- ✓ High visibility and accessibility



Key Regional Distances

Destination	Distance
Botoșani City	5 km
Flămânzi City	23 km
Suceava International Airport	44 km
Iași International Airport	104 km
Siret Border Crossing	70 km
Stâncă Border Crossing	65 km
Sculeni Border Crossing	104 km





**E58
DEVELOPMENT
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■ Development Potential

One Location. Multiple Opportunities

E58 Development Park has been conceived as a flexible development site capable of accommodating a wide range of commercial, logistics and industrial investment projects. Its strategic location, generous dimensions and excellent accessibility provide a strong foundation for long-term development.

Every successful development begins with the right location.

Development Scenarios

Retail & Commercial

- Retail Park
- Supermarket
- DIY Store
- Commercial Services

Logistics

- Distribution Centre
- Warehousing
- Regional Hub

Light Industrial

- Production Facilities
- Industrial Park
- Storage Facilities

Agri-Business

- Food Processing
- Cold Storage
- Agricultural Services



This entire site is available for your vision.



E58
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Let's Start the Conversation

Ready to Explore the Opportunity?

We welcome the opportunity to discuss the development potential of E58 Development Park and explore how the site can support your investment objectives.

E58 Development Park



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Zăicești • Botoșani County • Romania

<https://maps.app.goo.gl/W2LoWcYM3PW327ui6>



Website coming soon

Aerial Video Presentation



We look forward to discussing your development vision.

Creating opportunities. Connecting investments