



# Manufacturing Plant Investment Opportunity

Romania | April 2021

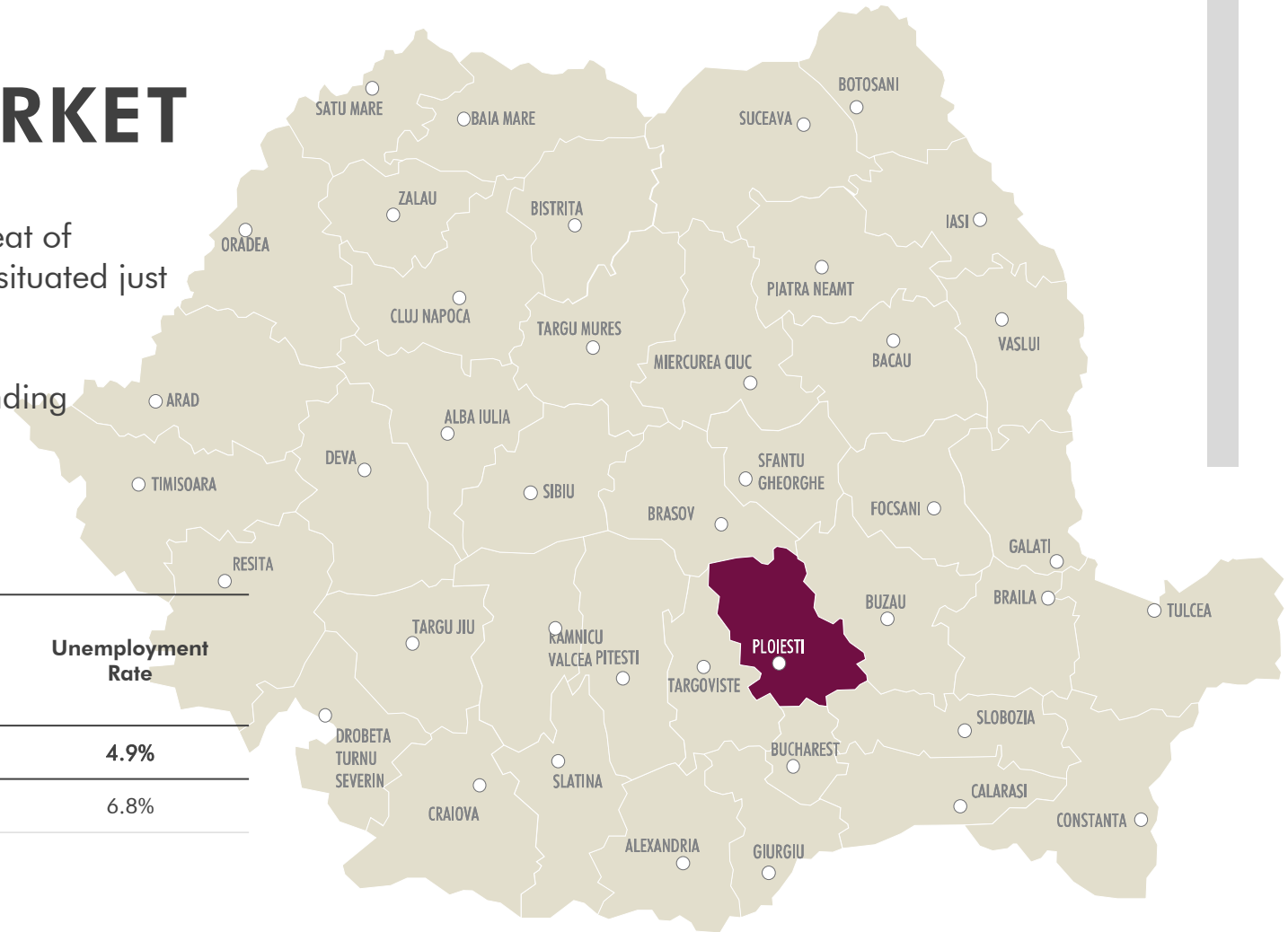
**CBRE**

## PLOIESTI

# CITY OVERVIEW MARKET

**Ploiesti** (9th biggest city in Romania) is also county seat of Prahova County (3rd biggest in Romania). The city is situated just 60 km north from Bucharest.

Ploiesti is a heavily industrialised city, with a long-standing tradition in petroleum and petrochemical industries.



City	Population	City Industrial Density* (sq m/ 1,000 capita)	Purchasing Power	Unemployment Rate
Romania	22,204,507	176	5,881	4.9%
Prahova County	793,878	522	6,152	6.8%

PLOIESTI

# INDUSTRY OVERVIEW

The city is well-known for its refineries operated by OMV-Petrom, as well as bitumen and hexane refinery operated by KMG International (please see the photo on the top right corner). Other players in the oil & gas industry are: Lukoil, Shell Gas, Schlumberger, Baker Hughes.

British American Tobacco (please see the photo on the bottom right corner) has one of its biggest plants in Europe located in Ploiesti, with plans for further expansion.

Other companies like Yazaki, Coca Cola, Efes Pilsener, Interbrew, Unilever, Toro, Federal Mogul, Timken, Rockwool have operations in Ploiesti.



CITY: PLOIESTI

# LUFKIN PLANT

Address **8 Milano Street, Aricestii Rahtivani,  
Ploiesti, Prahova County; cadastral no.  
25410**

Asset Type **Manufacturing Plant**

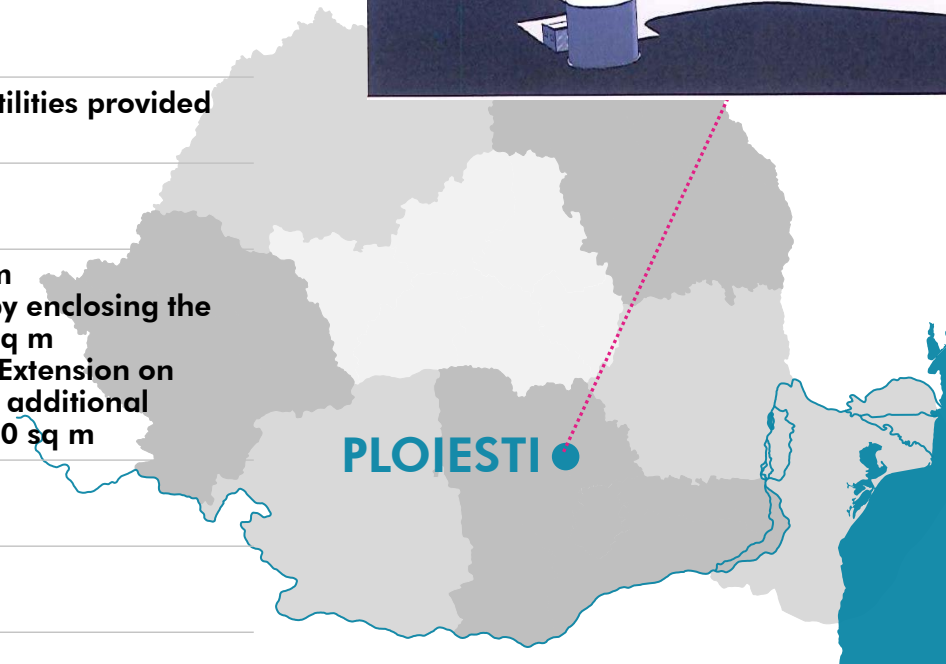
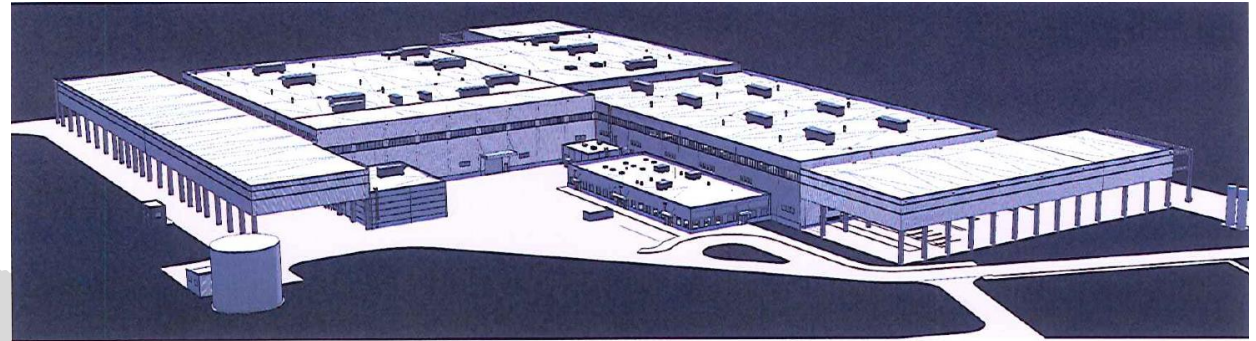
Location **Ploiesti West Park (utilities provided  
by the park)**

Plot Area **145,185 sq m**

GLA **Existing: 21,330 sq m  
Potential Extension by enclosing the  
Court Yards: 7,210 sq m  
Potential Additional Extension on  
excess land: approx. additional  
20,000 sq m – 25,000 sq m**

Type of Sale **Legal Entity Sale**

Price **To be discussed**



CITY: PLOIESTI

# MACRO-LOCATION



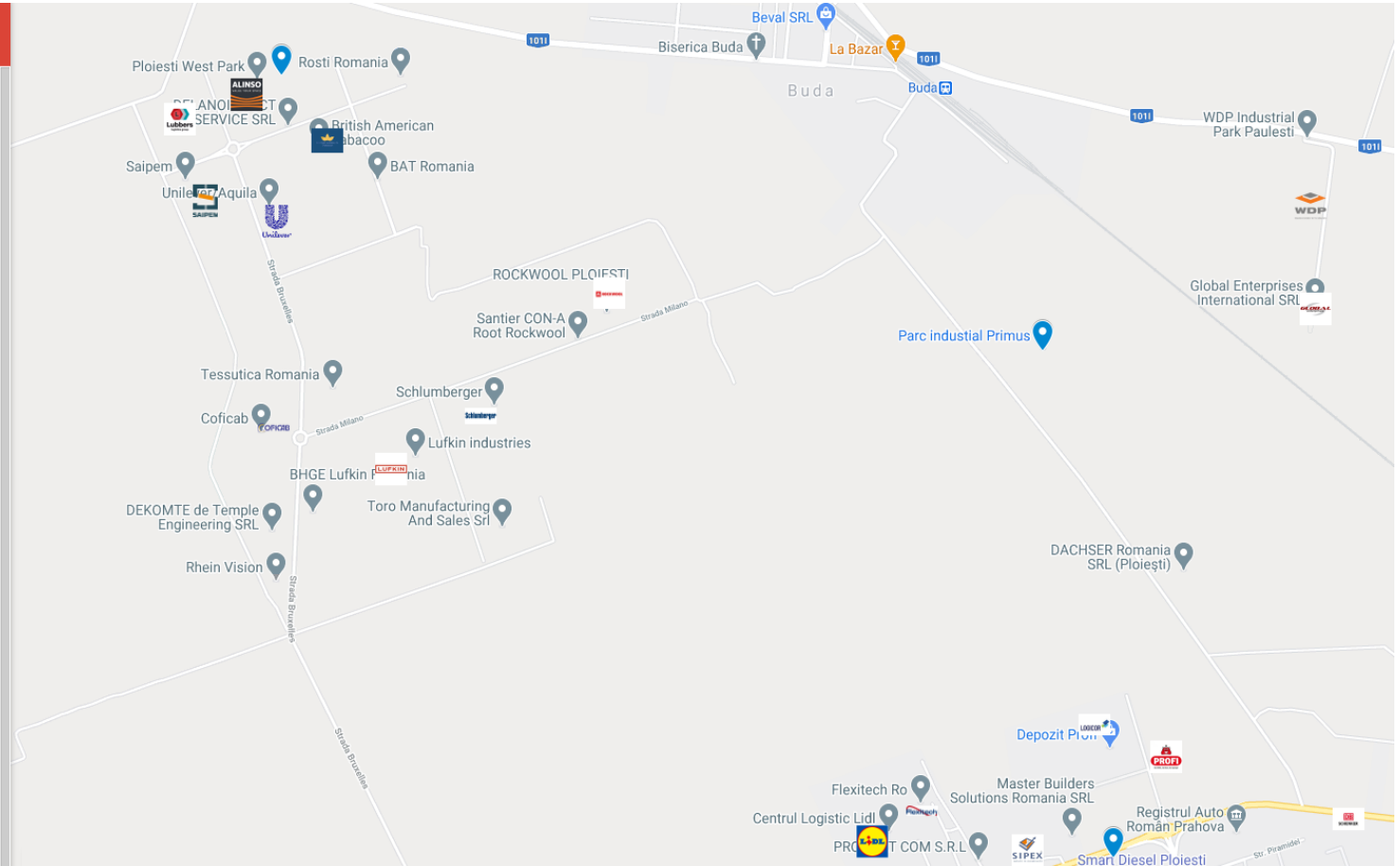
Ploiesti Industrial Market

3 views

SHARE EDIT

Untitled layer

- Lufkin Ploiesti
- WDP Industrial Park Paulesti
- Parc industrial Primus
- Unilever/Aquila
- Ploiesti West Park
- Coficab
- ROCKWOOL PLOIESTI
- Ploiesti Industrial Park
- DB Schenker
- Global Enterprises International SRL
- Schlumberger
- PWP Alinso Group
- British American Tabacoo
- ROMANIA LUBBERS LLC
- Saipem
- Logistic Centre Lidl
- Logicor Ploiesti
- Profi Warehouse
- Flexitech Ro
- Sipex Company - Aricesti



CITY: PLOIESTI

# MICRO-LOCATION



CITY: PLOIESTI

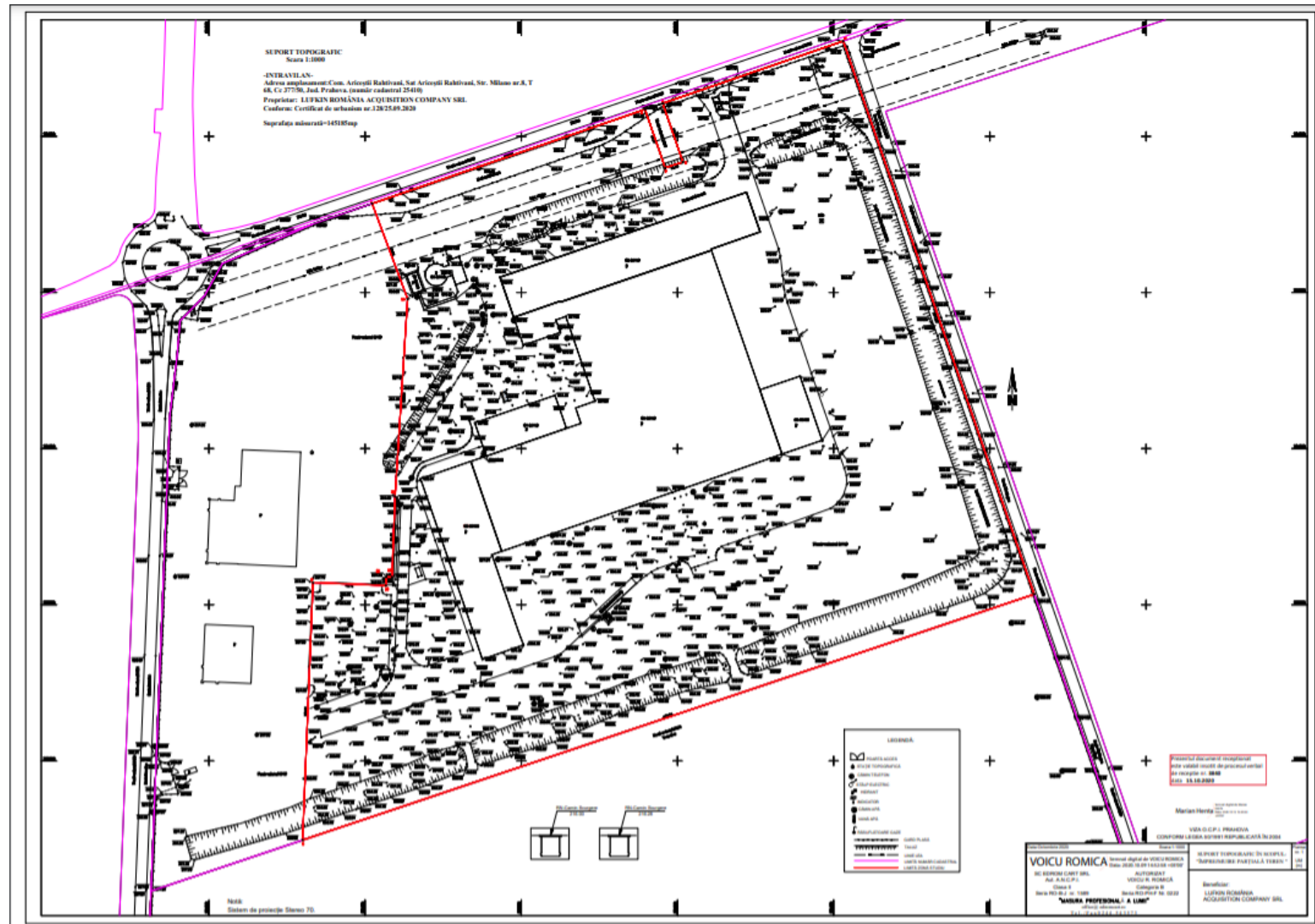
# LUFKIN PLANT



Made with Google My Maps

CITY: PLOIESTI  
**LUFKIN PLANT**

Plot Area (red line): 145,185 sq m



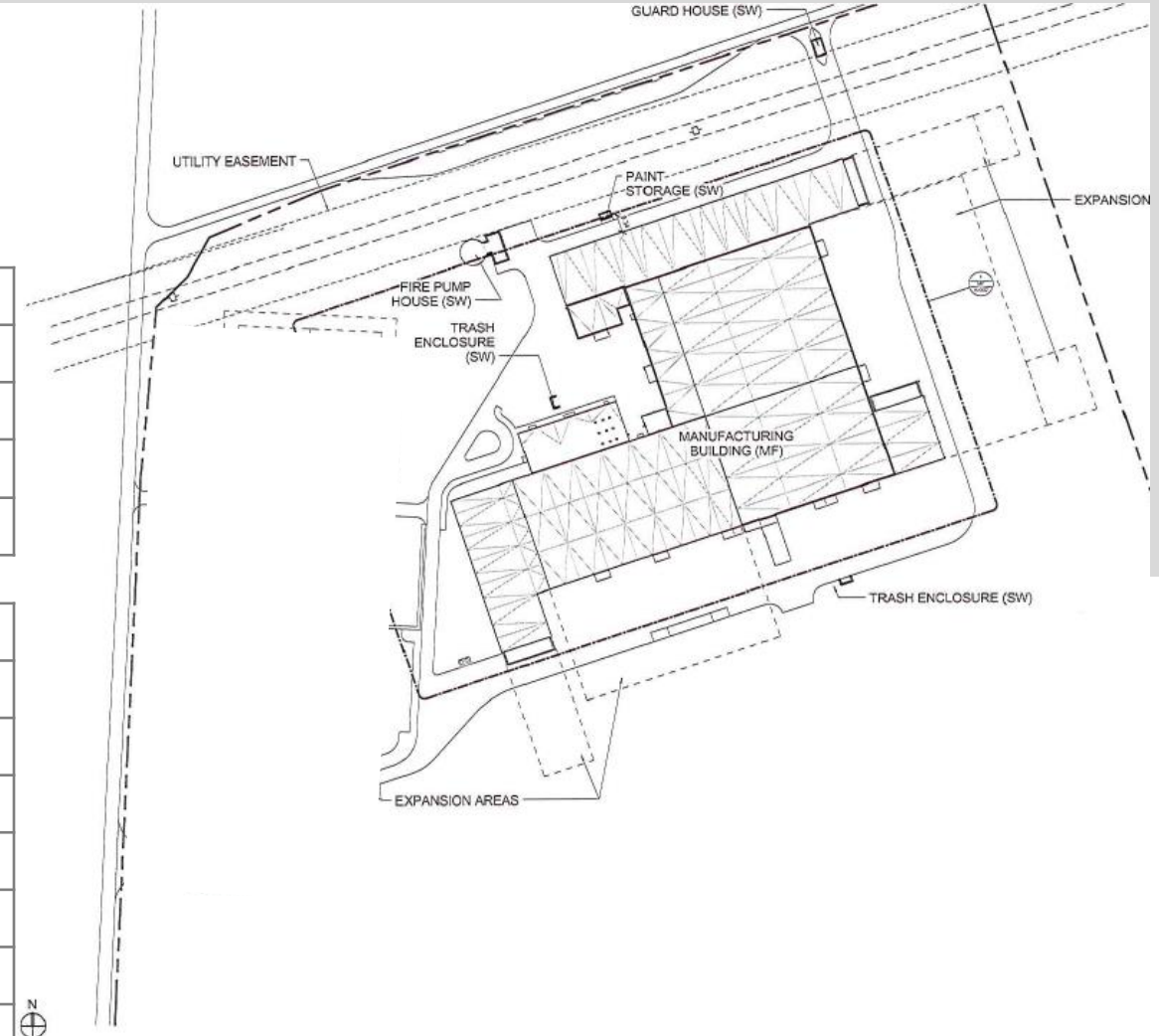


CITY: PLOIESTI

# LUFKIN PLANT

EXTERIOR AREA	Area (sq m)
Covered Steel Yard	2,070 sq m
Covered Storage Yard 1	4,240 sq m
Covered Storage Yard 2	900 sq m
<b>Total</b>	<b>7,210 sq m</b>

GROSS BUILDING AREA	Area (sq m)
Machining Bays	7,920 sq m
Fabrication/ Paint Bays	6,460 sq m
Assembly Bay	3,630 sq m
Electrical Rooms	140 sq m
Canteen/ Office Area	1,200 sq m
Paint Bay	1,440 sq m
Maintenance Shop	540 sq m
<b>Total</b>	<b>21,330 sq m</b>



CITY: PLOIESTI

# LUFKIN EQUIPMENT LIST

## Description

Building Interior Decoration including Built-in Furniture  
Heating and Air Conditioning Systems including Remote Controls  
Ventilation Systems  
Building Management System  
Lighting Fixtures  
Overhead Travelling Cranes including Remote Controls  
Overhead Traveling Crane Runway Beams and Rails  
Overhead Traveling Crane Electrical Conductors  
Jib Cranes  
Strothman Round Track 30T Transportation System  
Transformers and HV/LV Cabinets  
Electrical Switches and Distribution Panels  
Water Treatment System  
Water Supply Pipe System  
Fire Detection System and Control Panel  
Fire Fighting Water Storage and Pump Equipment  
Fire Fighting Hydrant System  
Fire Fighting Sprinkler System  
Truck Loading Dock Leveling Platforms  
CMM Room with Environment Control System  
CMM Equipment  
Gauges and Gauge Calibration Equipment  
  
Tool Crib  
Kitchen Equipment  
Truck Scale & Cabin(connected to Network)  
  
Paint storage cabin  
  
Medical room in Office building  
Locker rooms

## Details

All furniture in place for Offices and Medical room  
All controlled vis BMS  
All controlled vis BMS  
Subject to Property separation project - complete separation from Baker

19 Jib cranes - see FA list Romania.xlsx

In line with main connection point - will be shared with Baker Hughes

To be shared with Baker Hughes

Equipment , PC and software  
Granit table and Trimos - will provdie a list of smaller equipment.  
Clime control connected to BMS - Optical tool pre-setting with Baluff chip writer

Full Length Platform for weighing, capturing axle weights on full/long truck  
Clime control connected to BMS and sprinkler system connected to fire fighting system

Fully equipped for first aid and audiometry checks and EKG, waiting room, doctor room and consultation room.

3 locker rooms fully furnished

CITY: PLOIESTI

# LUFKIN PLANT



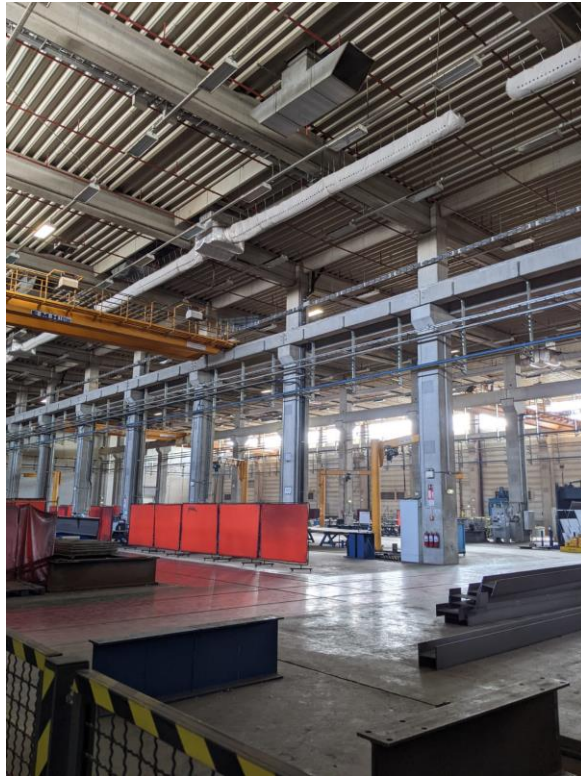
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# LUFKIN PLANT



CITY: PLOIESTI

# LUFKIN PLANT





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## GLOBAL RESEARCH AND CONSULTING

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