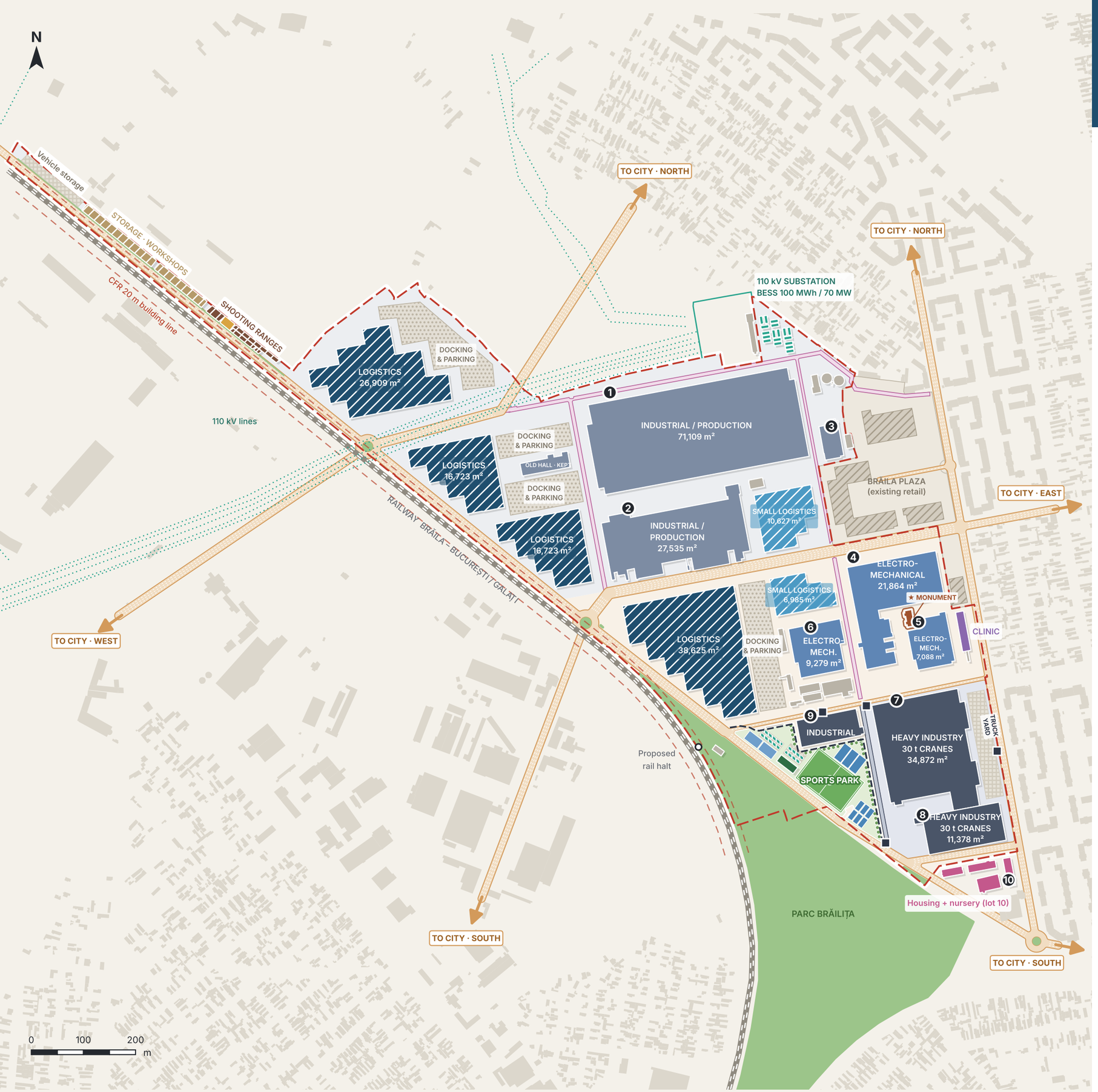
PROMEX INDUSTRIAL PARK

Brăila · Masterplan REV09

Development proposal · November 2026 · draft



LAND USE

Industrial / production, halls 1–3 + old hall	104,178 m²
Electro-mechanical production, halls 4–6	38,231 m²
Heavy industry, 30 t cranes, halls 7–9	53,165 m²
Listed monument (kept)	454 m²
Logistics, 4 halls (new)	98,980 m²
Small logistics, 2 halls (new)	17,612 m²
Clinic (existing)	1,212 m²
Housing + nursery, lot 10 (existing)	3,448 m²
Outdoor sports park + PV carports (new)	2.6 ha
Indoor shooting ranges + lobby (new)	2,320 m²
Storage, lock-up workshops (new)	3,060 m²
Energy: BESS 100 MWh / 70 MW (new)	

- Docking & truck parking platforms (new)
- Main roads
- Secondary connections
- Road connection to the city (N, E, S, W)
- Plot limit (red line)
- CFR 20 m building line (100 m: CFR permit)
- 110 kV overhead lines

INDUSTRY / PUBLIC SEPARATION (halls 7–9, sports park)

- Fenced industrial yard; service road (grey)
- Controlled industrial gate
- Fence + tree row around the sports park

KEY FIGURES

74.9 ha
site within the red line

~320,000 m²
building footpr

~116,500 m²
new logistics space

PHASING

P1	BESS, refurbished halls 1–6 (no offices), first logistics; halls 7–9 stay in production
P2	Platform PUZ: sports park, small logistics, clinic, NW strip
P3	Rail halt (conditional on CFR)

Indicative. Base: PLAN DE SITUATIE_V REV05 10.26 (28.10 update).dwg + REV06/07/09 changes. Railway and 110 kV lines from base-map layers (±20 m). Uses outside IM40 (sport, clinic, ranges) need a PUZ.