



IPB
INDUSTRIAL PARK
BRASOV

A project by [ICCO](#)

the Greenfield solution for
development plans in Romania

since **2008**





Brasov county population: 638,000

Number of employees: 190.000 (April 2021)

Brasov city population: 350,000

the 7th city by population in Romania

3 universities +30,000 students

Excellent professional school

High industrial tradition

Qualified labour force available

Population with high linguistic skills (English & German)

Attractive position in the center of Romania, at the main roads junction

Distance from Bucharest 170 km

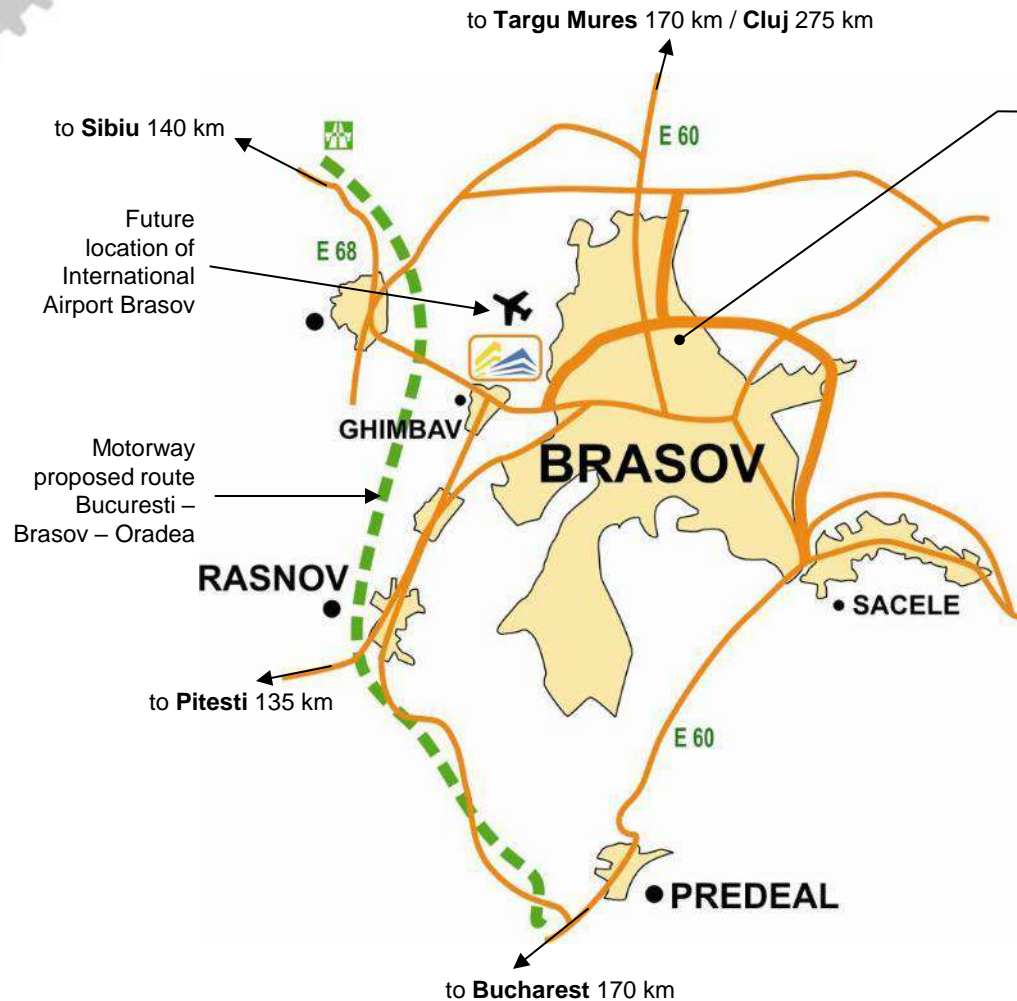
First documented mention of Brasov city in 1234



About Brasov

Probably the most beautiful city in Romania!





Industrial Park Brasov

a private Greenfield project
promoted by ICCO

Total surface of the park: 60 ha
with extension possibility

All facilities are build-to-suit halls,
built on customer's specific request,
optimized on activity fields



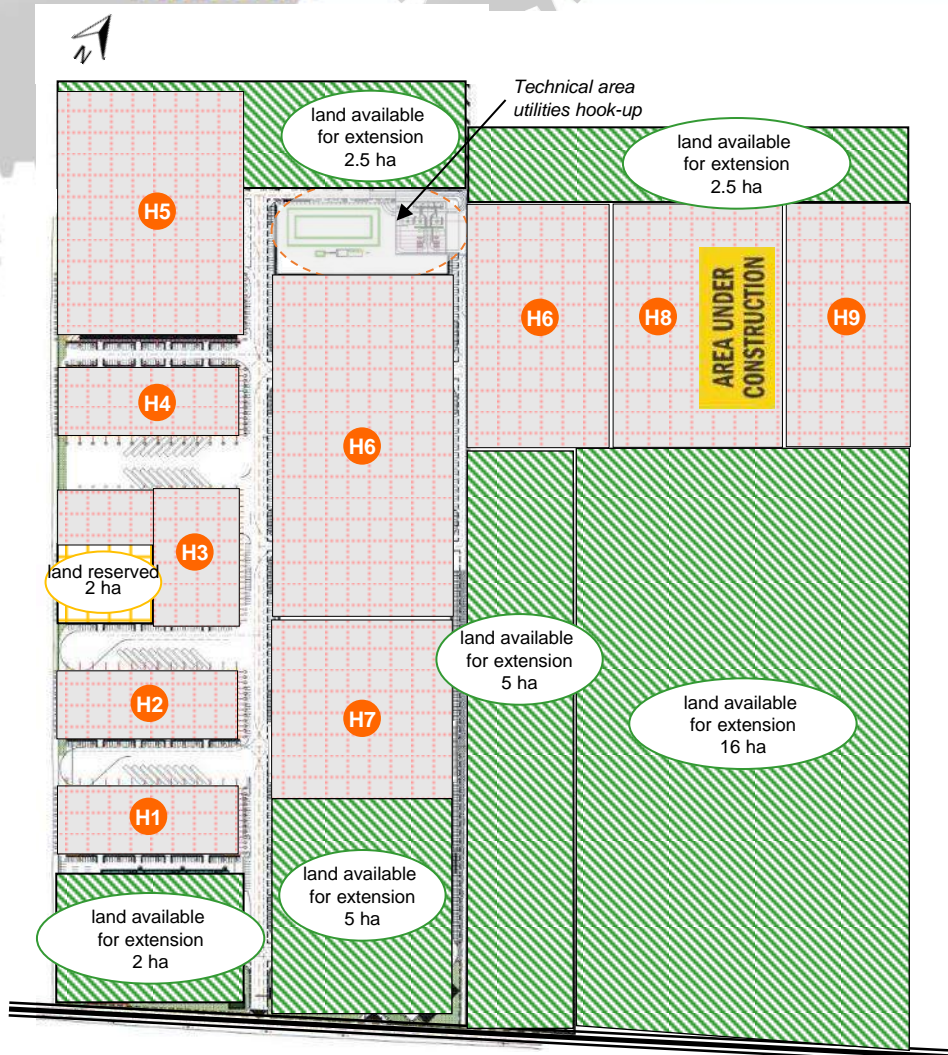
Front view – July 2020

- ❖ **140,000 sqm built area**
- ❖ **7,800 sqm new hall under construction**
- ❖ **100% occupancy rate**
- ❖ **+6,000 employees**




Back view – July 2020



- ❖ **Construction works started in December 2007**
- ❖ **SOP for the first customer: November 2008**



Company	Activity field
H9 Sennheiser Germany	producer of audio systems
H8 PMG Germany	supplier of sintered components and systems
H7 NBHX Rolem Germany	automotive company
H6 Vitesco Technologies Germany	producer of fuel injection systems
H5 Preh Germany	electronic manufacturer
H4 Harsha Engineers India	bras foundry
H3 Benchmark USA	electronic manufacturer
H2 EuroDruck Services Germany	printing house
H1 Vestas aircoil Denmark	manufacturer of air-conditioning products
ICCO Systems Romania	security, access control, fire detection systems, BMS

-  Land reserved for future extension of existing customers
-  Land available for future extensions for new customers
-  New 7,800 sqm hall under construction

We are interested to:

- **build & rent** a new built-to-suit hall within the Industrial Park Brasov
- **sell land & bid** as General Contractor for the new hall.

All our customers benefit of the following centralized services:

control access in the park, outdoor lighting, snow removal,
cleaning and general maintenance.

All required utilities will be supplied at the current market price and
their consumption will be invoiced monthly.



The entire necessary infrastructure, as well as all required utilities are available on site, in the amount needed by each customer:

- **own power station** of 110/20 kV 2x25 MVA
zero power outage in the last 5 years
15 MWh available on site
- **gas** – low pressure gas installation
- **water** – deep wells
- **sewage** – 700 mc/h water treatment station and drainer
- **hydrant network**
- **telecommunication network**



ICCO as general contractor is delivering build-to-suit halls, involving the companies member of ICCO group. With professionalism, in budget and on time.

We are in permanent contact with our clients, also after renting the facility, by offering full support through an on-site team of 60 people, who are offering different services: maintenance, line reorganization, hook-up support, construction works, repartitioning, etc.

Within the Industrial Park Brasov there is a catering company delivering lunch for our client's employees.

Our clients can benefit of a van to transport people from the city to the park and back (extremely useful when recruiting people, for employees arriving late, or in case of overtimes).

Own fire truck permanently stationed in the park.

Within the Industrial Park Brasov there is a private clinic offering to our client's employees medical services: periodic examinations and investigations of occupational medicine, periodic medical examinations, first aid, biological testing, release reference notes for conducting specialist medical investigations.

Currently there are 2 ATM available (UniCredit and ING).

Within the Industrial Park Brasov we give special attention to the observance of the rules of conduct and the general cleanliness in the park, involving all partners, in order to provide and maintain a more pleasant and attractive working environment.



Landing strip of the future
International Airport Brasov



Pictures of Industrial Park Brasov

**New 7,800 m2 production hall under construction
To be delivered in July 2021**









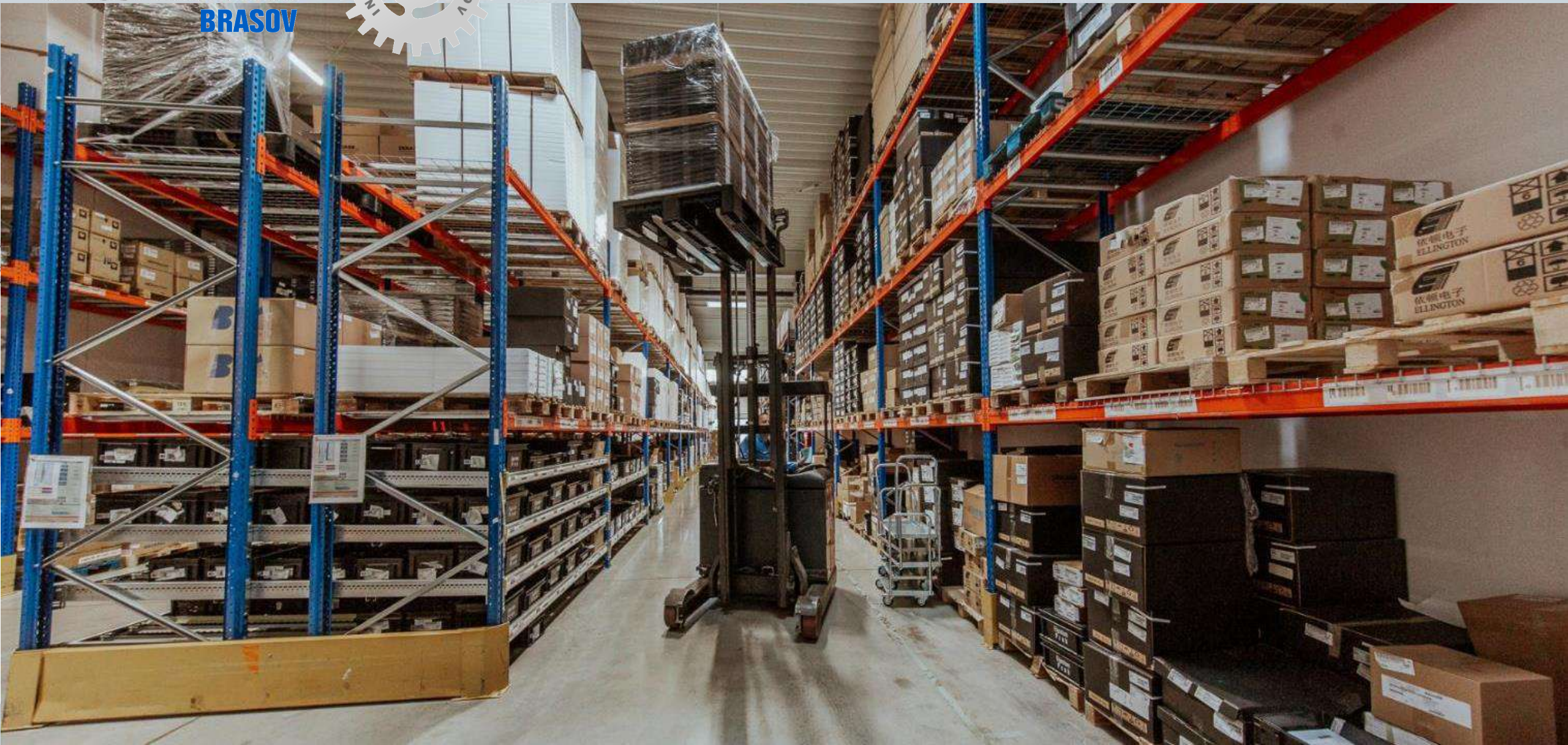




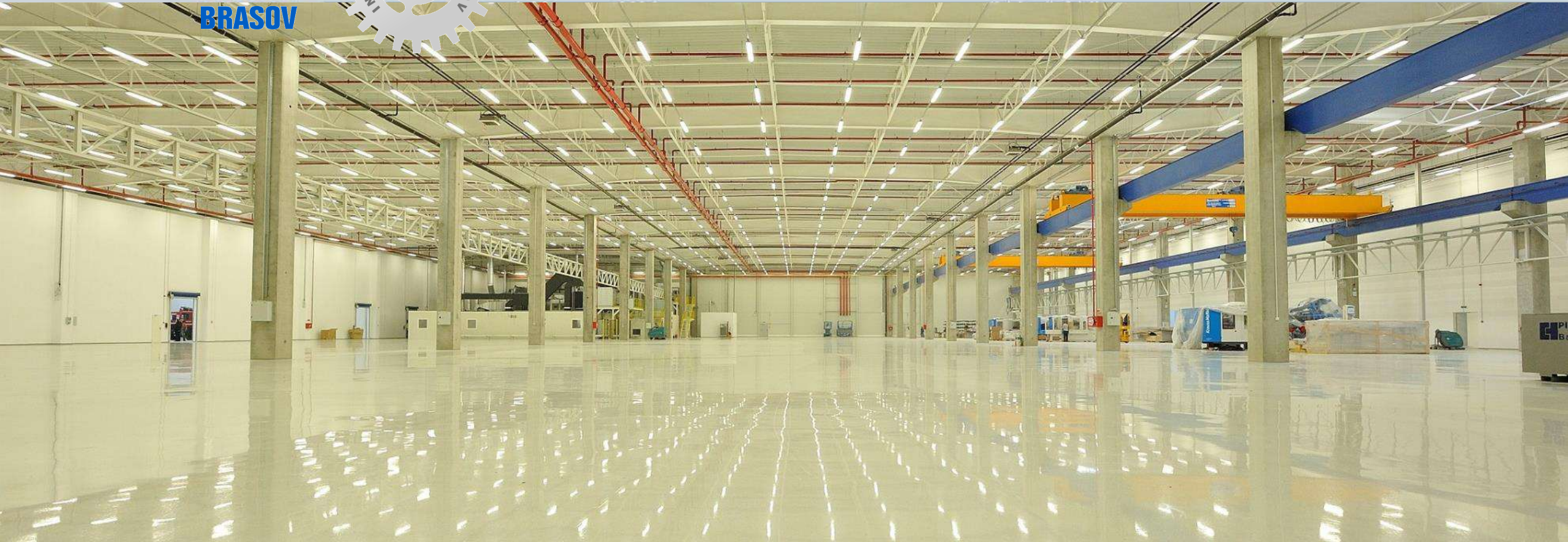












since **2008**

Hoping that our presentation succeeded to convince you about our capabilities,
we kindly invite you to be part of the success of the **Industrial Park Brasov**



www.parc-industrial.ro



**MORE OPTIONS
TO DEVELOPMENT**

**MORE REASONS TO
ENJOY YOUR BUSINESS!**

ICCO[®]
www.icco.ro



ICCO Group

Since 1990, ICCO developed solid competences in construction, installations & construction assembly, real estate, energy, industry, electronics, and medical area.

Partners to development. With options, solutions and experience.

Enjoy your business!

Our Vision

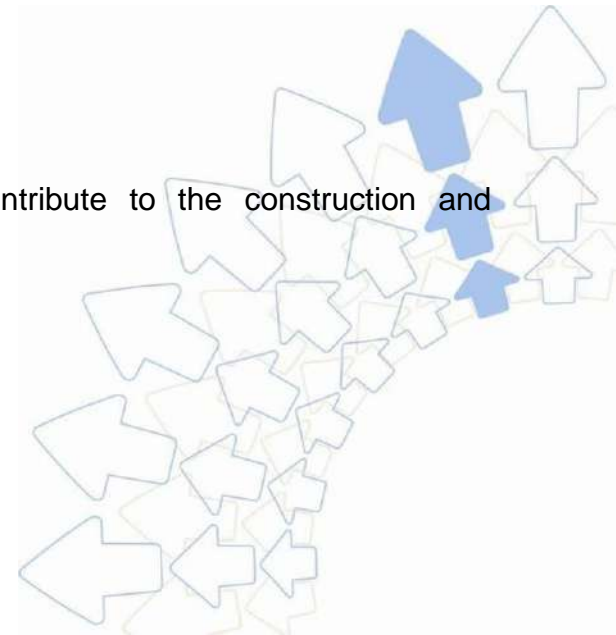
ICCO is a Romanian company established in 1990 based on a strong entrepreneurial spirit.

The same spirit is sustaining ICCO Group's vision to be a top performing company, recognized through the project's complexity and dimension, the professionalism and flexibility of our team and the aggressive development of new business opportunities.

Our Mission

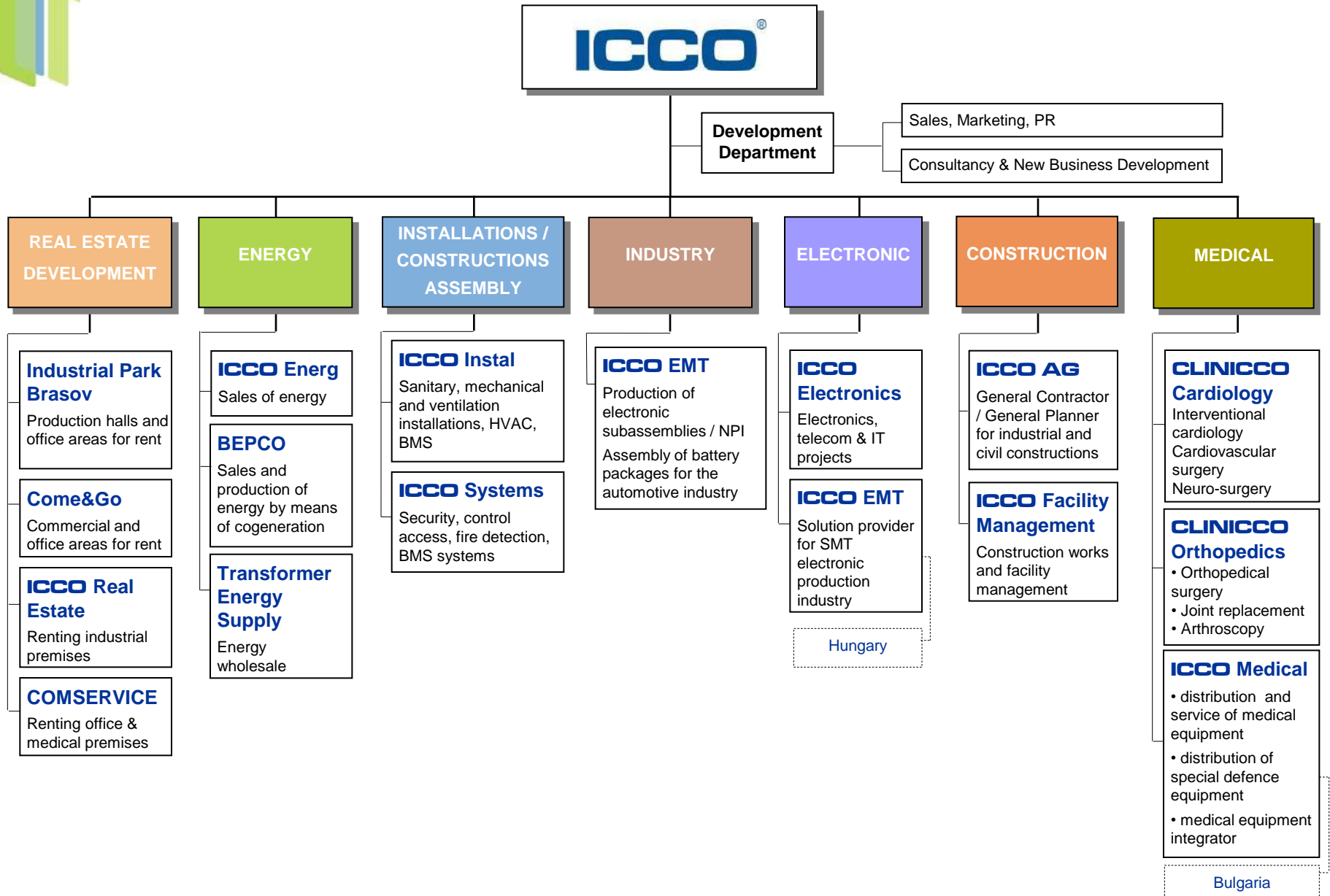
Through complex projects and professional services our mission is to contribute to the construction and development of our customer's business and satisfaction.

Enjoy your business!





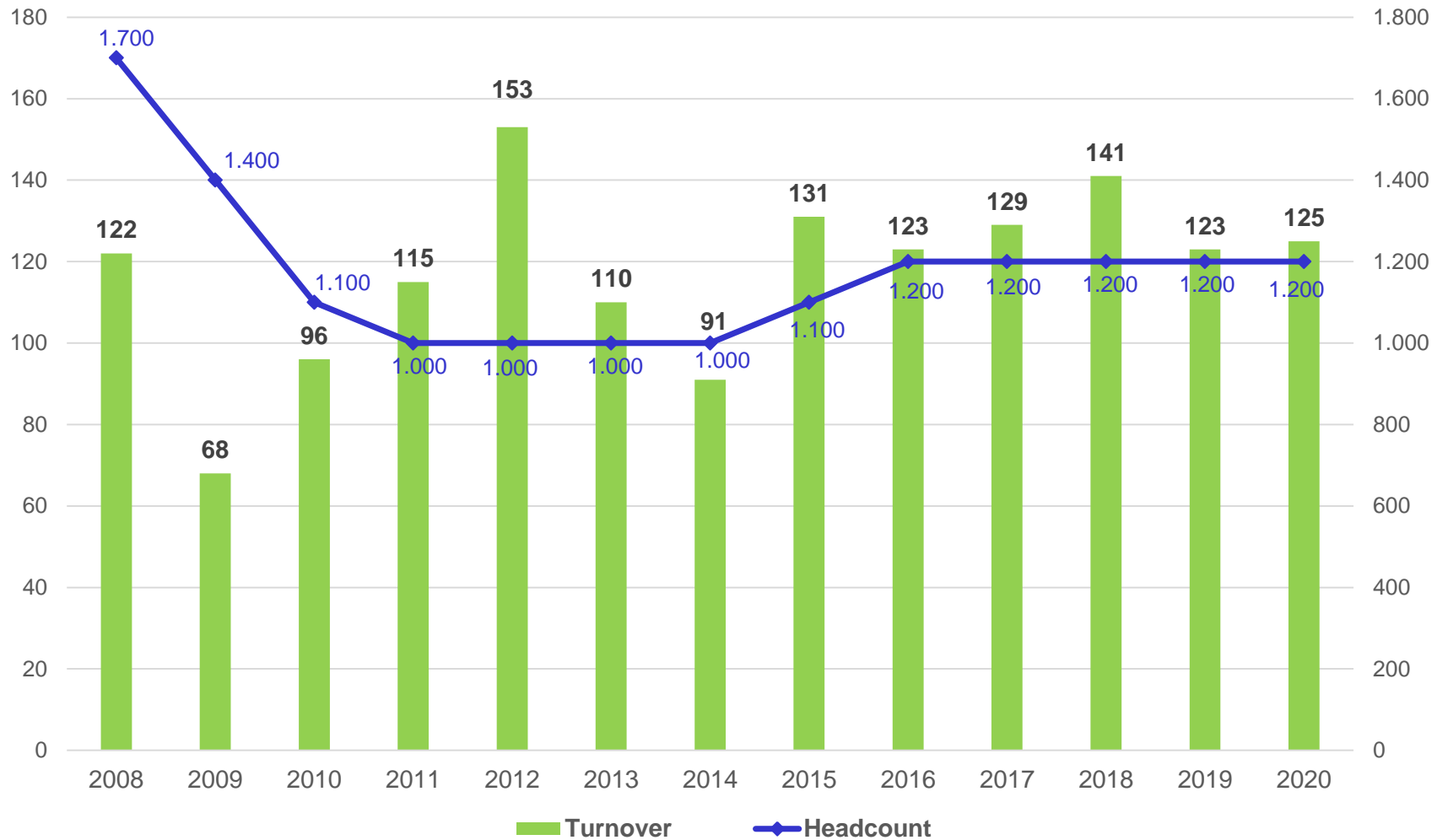
ICCO Divisions





ICCO by numbers

Turnover (million Euro) & Number of employees evolution for the entire ICCO Group





Industrial Park Brasov – build-to-suit Greenfield production halls

www.parc-industrial.ro

A private Greenfield project, to offer fully serviced business sites, for medium & large sized companies, in a long term renting scenario

Location: 7 km from Brasov city

Surface: 58 ha with extension possibilities

10 halls built, totalizing 140,000 sqm

New 7,800 sqm hall under construction

+6.000 new jobs created

Centralized services: control access, exterior lighting, snow removal and general maintenance.

Utilities available: own power station, gas, water, sewage, hydrant, telecommunication network.



Our customers: Benchmark USA, EuroDruck Services Germany, Harsha Engineers India, ICCO Systems Romania, NBHX Rolem Germany, PMG Sinter Germany, Preh Germany, Sennheiser Germany, VP Industries Denmark, Vitesco Germany



Come & Go – commercial and office areas for rent

Come & Go is a project which combines a mall and a business center in an area of maximum passenger traffic

Rentable surface: 2.500 sqm

Over 50.000 persons in transit monthly

Located in the proximity of an important road junction crossed by international and national transport lines, as well as the local public transportation network.





ICCO Real Estate – rental and sub-letting of industrial areas, warehouses and offices

ICCO Real Estate offers letting and sub-letting services for developing businesses. We offer professional solutions for all aspects connected to building and property rental.

18.100 sqm administrated area

Our team proved its professionalism in building management during years of experience as part of ICCO Group.

We are devoted to professionalism and efficiency, carefully dealing our client's requests.





COMSERVICE – rental of office and medical premises

COMSERVICE offers letting services for developing businesses. We offer professional solutions for all aspects connected to building and property rental.

4.800 sqm administrated area

Our team proved its professionalism in building management during years of experience as part of ICCO Group.

We are devoted to professionalism and efficiency, carefully dealing our client's requests.





ICCO Energ – supply of electric energy

ICCO Energ is supplying electric energy, doing also maintenance and service for high, medium and low voltage networks and transformer stations. In order to meet the clients needs, we have also been authorized for energy management services and energy audit.

We own high, medium and low voltage networks and transformer stations, which enables us to deliver the electric energy in profitable price conditions, leading to significant economies of the utilities budget.

ICCO Energ has obtained all the certificates and approvals necessary for the participation on the competitive electric energy supply and distribution market and for the design and execution of low, medium and high voltage installations.

More than 270 clients
with a monthly consumption of ca. 15.000 MWh
meaning 180.000 MWh/year.

Our main customers:

Industrial Park Brasov, Stabilus Brasov, Industrial
Park Prejmer, Upruc Industrial Platform Brasov





BEPCO – heating by means of cogeneration (Combined Heat and Power) of high efficiency

We produce in Brasov heating and electric power by means of cogeneration, using 4 functional cogeneration stations located throughout the city, with inner combustion gas engines (natural gases & advanced hot water boilers), with a total capacity of ca. 42,6 MWh.

The solution ensures the 65% reduction of emissions with immediate benefits for the inhabitants of Brasov city

We are a leading manufacturer of heat for the district heating system in Brasov, supplying 15.000 heated apartments, at the lowest price in the country

Investment value: 35 million Euro



Transformer Energy Supply – supply of electric energy

www.tesenergie.ro

Transformer Energy Supply (TES) supplies electric power to industrial consumers, across the country.

The electric power acquisition is made directly from the producer, thus having an advantage of the costs, as well as independence from the electric energy market fluctuations.

Our portfolio includes clients in various fields of activity, from pharmaceutical to retail, from production to services.

24/24 h technical assistance to clients





ICCO Instal – Mechanical & Electrical Installations / Metal Structures & Components Manufacture

Our competences:

Mechanical systems - design, build and maintenance

- Plumbing (external and internal networks for water supply and sewerage)
- Urban networks
- HVAC systems
- Fluids and technical gases distribution systems
- Fire extinguishing systems

Electrical installations / Industrial automations – design, build and maintenance

- Low, medium and high voltage electrical installations, transformer stations
- Lighting systems and airfield lighting systems
- Building Management Systems (BMS)
- Industrial automations, Smart Grid, Smart Metering
- Electrical panel manufacture, up to 7.200 A
- Photovoltaic parks and wind farms installations
- Cogeneration stations
- Feasibility studies and energetic audits

General contractor for installations works

Metal structures and components manufacture / Sandblasting and electrostatic painting

Our customers: Industrial Park Brasov, Schaeffler, Continental, Stabilus, Hella, Bepco, Coresi Shopping Resort, AFI Brasov





ICCO Systems – security, control access, fire detection, BMS systems

ICCO Systems is a security and communication systems integrator, providing solutions for:

- fire detection systems
- intrusion detection systems
- access control and time & attendance
- hotel lock systems and hospitality applications
- video surveillance
- public address and conference systems
- passenger information systems
- airfield lighting systems
- nurse call systems
- electronic article surveillance systems
- time display systems
- structured voice and data networks
- low voltage electrical installations

Our customers: Telekom Romania Communications, Continental Automotive Systems, Continental Automotive DOO Novi Sad Serbia, Celestica, Draexlmaier, Pirelli, Timisoara Airport, Sheraton Hotel, Flextronics, Airbus Helicopters Romania, Kaufland Romania & Bulgaria, BRD – GSG, MedEuropa, Liberty Steel Galati, Vitesco Technologies Romania





ICCO EMT – Electronic subassemblies / NPI / Assembly of battery packages

Since 2003, in Timisoara ICCO EMT is producing electronic subassemblies & NPI

We use manufacturing capabilities for production of:

- prototypes
- NPI (New Product Introduction) services
- series production in Surface Mounting Technology (SMT)

Starting with 2021, in Brasov ICCO EMT will do assembly of battery packages for the automotive industry

K&S Prismatic Line, a fully automatic and highly customizable prismatic battery module assembly line

K&S's cooperation with ICCO EMT is dating back since 2000 and it has now just reached a completely different, complex and very actual level of competence.





ICCO EMT – solution provider for SMT electronic production industry

ICCO EMT is supplier of equipment, services and solutions for the electronic industry.

We have strong competences for:

- supply of equipment and services for electronic industry
- pre-sales consulting services
- equipment installation
- equipment programming
- maintenance services for equipment
- personel training

The product porfolio includes: component placement equipment, electronic boards printing machines, reflow and wave soldering machines, test equipment (ICT, AOI, X-ray), handling equipment for electronic production automatic lines, assembly lines for the electronic industry, industrial furniture, ESD accessories and materials, stereomicroscopes, soldering/desoldering/rework stations.

Assembly services for electronic products: prototypes and small series in SMT and THT technologies for leaded or lead-free processes.

Electronic products inspection services using x-ray inspection equipment.





ICCO Electronics – integrator for Telecom, IT & Electronic Industry solutions

As IT and telecom solutions provider, ICCO Electronics covers the following activities:

IT systems and peripherals:

- Consultancy and information systems design
- Equipment delivery and installation; warranty and post warranty services;

Partnerships: Microsoft, HP, Dell, Brother, Toshiba, IBM, Extreme, TPLink

Communication solutions provider and integrator (solution design, deployment, maintenance):

- Communications equipment and specific applications (remote-worker, call center, mobility and real time location, alarming) on premise and in the Cloud
- Collaboration and video-conferencing solutions for businesses, schools, telemedicine

Partnerships: NEC Unified Solutions and AVAYA

IT Security Solutions and Public Safety:

Complete range of IT Security and Public Safety solutions

Partnerships: Bitdefender, CheckPoint, Certes, Forecepoint, NEC Neo-Face

ESD Equipment and professional soldering solutions for electronics industry:

- Antistatic products
- Professional soldering/unsoldering/processing equipment
- ESD materials and ESD testing equipment
- We ensure hardware and software technical support 24/7, intervention time 3~4 hours

Partnerships: Eurostat Group, Abeba, Sovella, JBC Industrias OK International / METCAL, Tottech SuperDry

Our customers healthcare: Clinicco, OncoCard, Bacau Hospital
Ropharma network, Fundeni Hospital

industrial field: Celestica, Flextronics, Autoliv, Systronics

financial & government: banks, city-halls, airports,
universities, ministries

hospitality: Hilton, Piatra Mare, Ramada, Zenith





ICCO AG – General Planner / General Contractor for industrial and civil constructions

ICCO AG executes industrial and civil projects as general contractor, ensuring perfect coordination of all workings and safety of the entire project, while offering:

- designing & planning, based on the investor's requirements
- setting up the bidding documentation and organizing the bidding process
- construction management, with observance of 3 critical parameters: delivery terms, budget and quality
- effective participation for achieving the new construction, through the companies members of the group



Our customers: Preh, Vitesco Technologies (Continental Powertrain), Benchmark, PMG Sinter, Sennheiser, NBHX Rolem, EDS, Vestas Aircoil, Harsha Engineers, Industrial Park Brasov, Celestica, Schaeffler, Hutchinson, Stabilus, Kaufland, Hornbach

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ICCO Facility Management – construction works and facility management

www.iccofm.ro

ICCO Facility Management provides complete services for buildings, having construction & renovation capabilities for industrial, commercial & civil projects – Greenfield & Brownfield. We offer:

- consultancy
- technical assistance in all execution phases
- execution of construction works: infrastructure and structural frames, finishing and interior improvements, industrial floors and precast concrete, specific works for historic monuments
- administration and maintenance for buildings



Our customers: Autoliv Romania & Hungary, Celestica, Schaeffler, Industrial Park Brasov, Continental, Hutchinson, Hella, Stabilus, Total Lubricants, Transilvania Office Center, Hornbach, Carrefour, Kaufland, Penny, WAM Romania



CLINICCO CARDIOLOGY – private hospital

CLINICCO CARDIOLOGY is a private hospital offering professional medical services in: Interventional Cardiology, Cardiovascular Surgery, Electrophysiology, Implantable Devices and Cardiovascular Rehabilitation

3.000 square meters in a convenient Brasov central location

2 modern operating theatres fully equipped + 1 for angiography and Percutaneous transcatheter aortic valve implantation (TAVI)

5 Intensive-Care beds in sterile environment

100 permanent employees dedicated 24/7

a capacity of 40 hospitalization places

authorized by the Romanian Ministry of Health, the Directorate of Public Health, agreement concluded with CASJ (County Health Insurance House)





CLINICCO ORTHOPEDY – private hospital

CLINICCO ORTHOPEDY is a private hospital offering professional medical services in Orthopedics Prosthesis and Medical rehabilitation center.

1.000 square meters in a convenient Brasov central location

1 modern operating theatre fully equipped

4 Intensive-Care beds in sterile environment

50 permanent employees dedicated 24/7

A capacity of 16 hospitalization places

Authorized by the Romanian Ministry of Health, the Directorate of Public Health, agreement concluded with County Health Insurance House





ICCO Medical – supply of equipment and services in medical field

ICCO Medical features a rich experience in the medical and special equipment market in Romania.

Our company represents Elekta Instruments AB (stereotactic neurosurgical equipment), Best Theratronics Ltd. Canada (blood irradiation equipment), Mavig GmbH Germany (personal protection against radiation products, surgical lamps and suspension systems for medical devices), Arplay Medical (containment systems) and others.

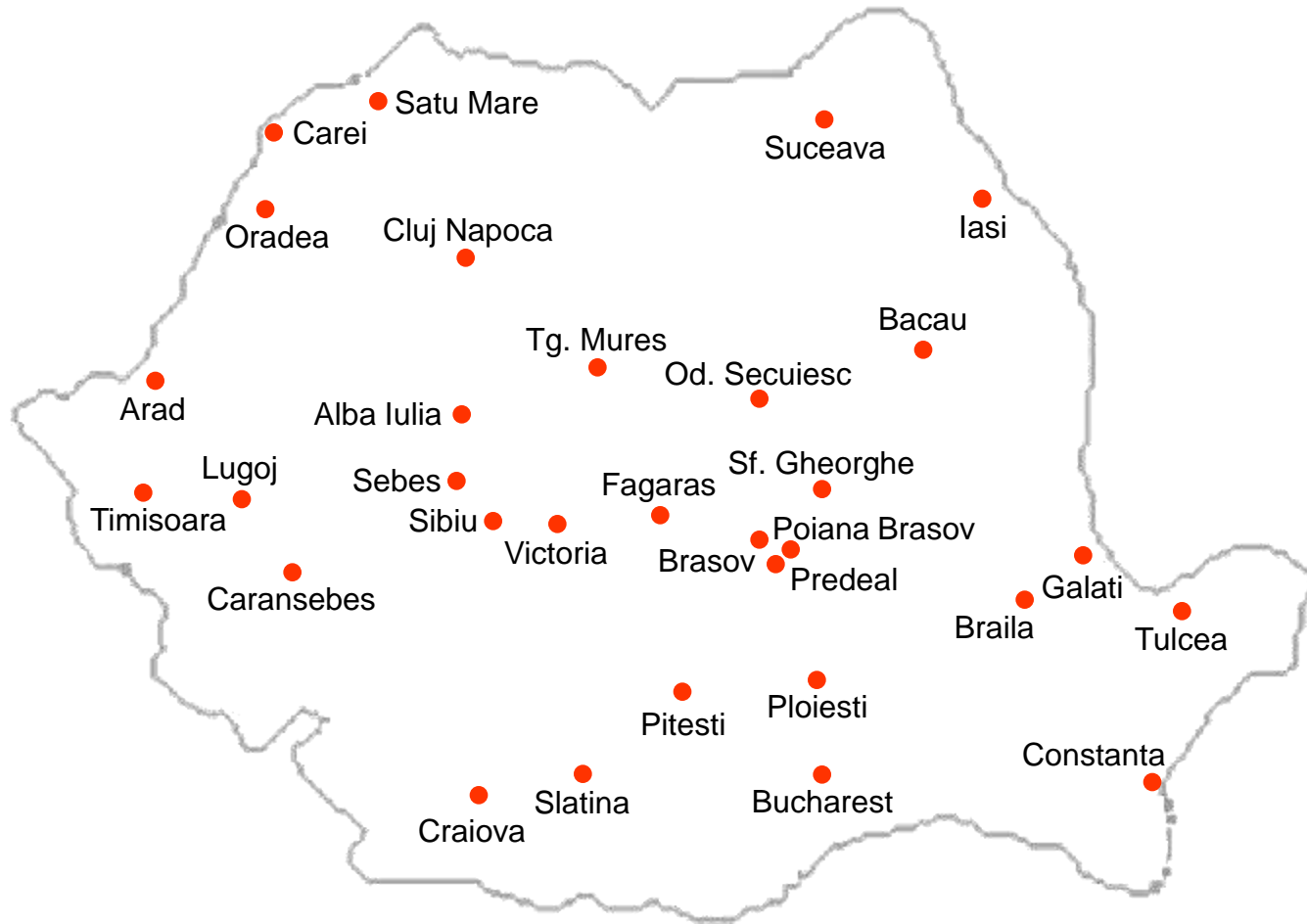
The special equipment department supplies on the Romanian market premium EOD equipment's, pyrotechnical robots, equipment for pyrotechnic protection and mine clearance, Hook&Line kit, disruptors, communication systems, military binoculars etc.

The main companies represented are Safariland USA, Med-Eng LLC, ICP NewTech Ireland, Vidisco, Libervit, Proparms Ltd., Nexter Robotics, Dynasafe Systems AB, Dynatech, Richmond Defense and many others.





ICCO's works cover the entire country





Thank you for choosing

ICCO[®]

to be your business partner!

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