



CUSHMAN &
WAKEFIELD

Echinox

JOYSON SAFETY SYSTEMS

RIBITA, HUNEDOARA
ROMANIA



EXECUTIVE SUMMARY

JOYSON SAFETY SYSTEMS RIBITA

Cushman & Wakefield Echinox has been appointed to sale the property of JOYSON SAFETY SYSTEMS, a production facility situated in the central West part of Romania, RIBITA –at 40 km distance to DEVA city and 52 km away from A1 Highway, which represents the strategic Pan European Transport Corridor IV, crossing the country from East to West – Constanta to Arad and connecting it to the West Europe.

The production started on this site in 2008, by taking over the activity of the former American producer of auto components Key Safety Systems. The main activity of the company was developing passive components of safety driving like seatbelts, airbags and steering wheels.

Joyson Safety Systems is a global leader in mobility solutions providing safety-critical components, systems and technology to automotive and non-automotive markets, being a subsidiary of Ningbo Joyson Electronic Corp with its headquarters in China .

The site represents a valuable property for automotive customized producers, benefitting from its infrastructure, utilities and 3 production units ready to be plugged in.



PROPERTY DETAILS

Land Size	6.58 HA
Property Type	3 Production buildings
Years of Construction	1999, 2005 and 2017
Production Area	12,178 sq. m (2,404 + 3,436 + 6,338)
Storage Area	1,750 sq. m (800 + 950)
Office Area (Canteen included)	1,941 sq. m (770 + 570+ 601)
Laboratory Area	827 sq. m
External Storage	1,337 sq. m – 3 industrial tents



TECHNICAL FEATURES

Height	Between 3,7 m & 5,8 m on lateral sides
Loading Floor	5 tones/ m2
Utilities	2,078 KVA (558 + 885 + 640), 2 water wells, gas, generator
Fire	Hydrants; powder system in the storage area; 250 m3 - fire water reservoir
Ventilation	Air extract system
Docks and Access Doors	Each building benefits from truck and drive in gates



AREA OVERVIEW

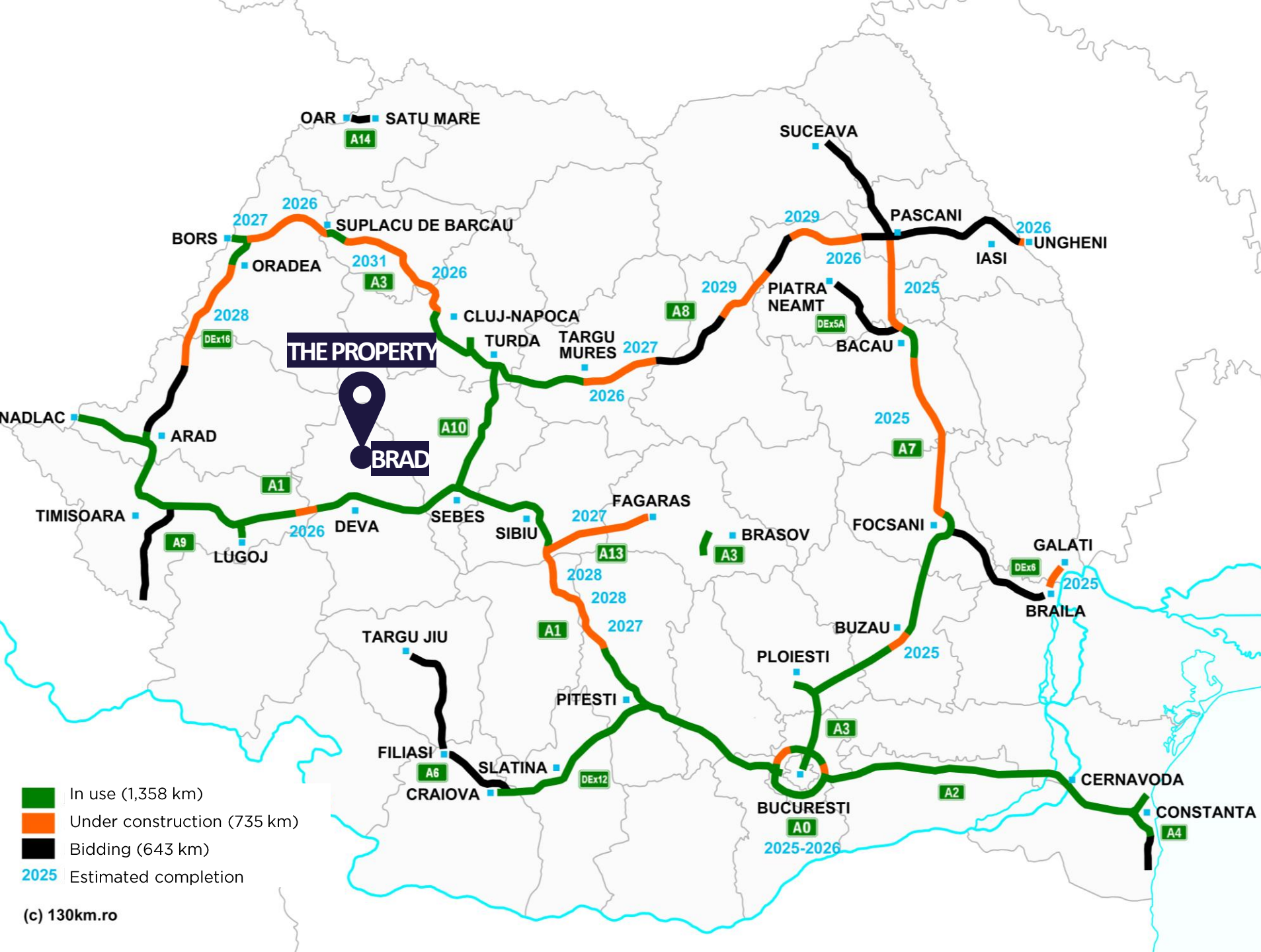
- BRAD
4.9 km ~ 7 min drive

- DEVA
42 km ~ 40 min drive

- ARAD
146 km ~ 137 min drive

- SIBIU
161 km ~ 120 min drive

- TIMISOARA
179 km ~ 150 min drive



PROPERTY MAP



THE PROPERTY

E79

TIMISOARA

SIBIU

BRAD - HUNEDOARA

KEY FIGURES

HUNEDOARA COUNTY

Population *	351,110
Population Deva *	63,846
Population Brad *	14,160
Unemployment rate Brad (%) **	3.5
Students	4,878
Number of employees **	107,785
Net monthly average salary (€) **	868
Unemployment rate (%) **	4.6
Forecasted GDP per Capita 2025 (€)	15,252
Exports (county) mil. € (2024)	965
FDI stock (county) mil. € (2024)	651

* 1st of January 2025

** July 2025



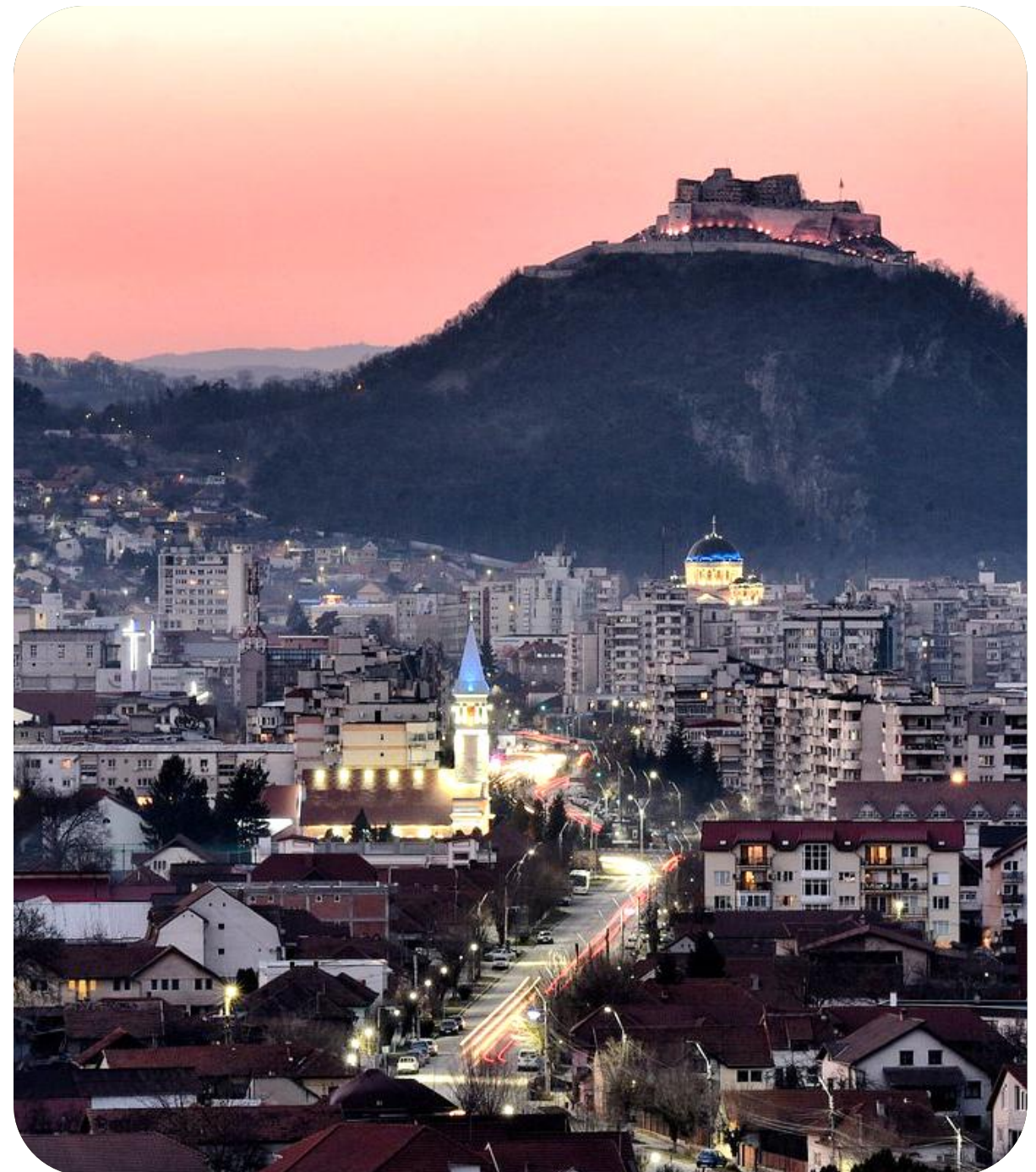
DEVA MARKET OVERVIEW

LARGE INDUSTRIAL COMPANIES

COMPANY	LOCATION	INDUSTRY / MAIN ACTIVITY
ArcelorMittal	Hunedoara	Steel / ferrous metals production
SEWS	Deva	Auto wiring / cables / automotive components
Draxlmaier	Hunedoara	Automotive components producer
Assa Abloy Entrance Systems	Hunedoara	Metal construction / components for metal structures
Versuni Manufacturing	Orastie	Manufacturing consumer electronics
Besser	Orastie	Manufacturing / industrial (machinery components or parts)

MAIN RETAIL PROJECTS

PROJECT	DELIVERY YEAR	GLA	MAJOR TENANTS	OWNER
Deva Mall	2008	9,000	Profi, Adidas, Pepco	Local investor
Shopping City Deva	2007	52,200	Auchan, Brico Depot, Cinema City, Metro, Decathlon, H&M, C&A, New Yorker, CCC, Deichmann, Pepco	NEPI Rockcastle



DEVA LOGISTICS MARKET

MARKET OVERVIEW

Total stock (sq. m)	120,000
Stock per capita (sq. m / 1,000 inhabitants)	
New supply 2024 - H1 2025 (sq. m)	n/a
UC Pipeline (sq. m)	-
Take-up 2024 - H1 2025 (sq. m)	
Vacancy rate	1%
Prime rental level (€ / sq. m/ month)	4.50

MAIN INDUSTRIAL PROJECTS

PROJECT	LOCATION	TENANT	GLA	OWNER
CTPark Deva I	Deva	UEROM	21,000	CTP
CTPark Deva II	Bacia	Havi Logistics, KSHG Auto Electrical,	26,000	CTP
WDP Park Deva	Deva	Carrefour	45,000	WDP
WDP Park Calan	Calan	Auchan	25,000	WDP

Source: Cushman & Wakefield Echinix Research

Cushman & Wakefield Echinix





**CUSHMAN &
WAKEFIELD** | Echinox

RODICA TARCAVU

Partner, Industrial Agency
rodica.tarcavu@cwechinox.com

STEFAN SURCEL

Head of Industrial Agency
stefan.surcel@cwechinox.com

ABOUT CUSHMAN & WAKEFIELD ECHINOX

Cushman & Wakefield Echinox is a leading real estate company on the local market and the exclusive affiliate of Cushman & Wakefield in Romania, owned and operated independently, with a team of over 80 professionals and collaborators offering a full range of services to investors, developers, owners and tenants.

Copyright ©2025 Cushman & Wakefield Echinox. All rights reserved.

Better never settles

