

# Investment offer



PORT SZCZECIN-ŚWINOUJŚCIE

Investment  
opportunities

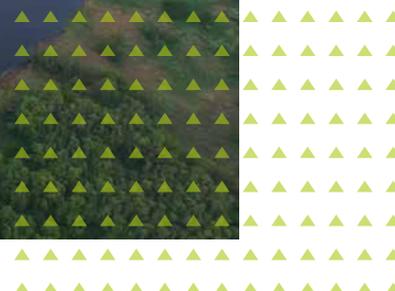
## Ostrów Grabowski Peninsula

Investment plot in Ostrów Grabowski Peninsula is located in the general cargo handling area of the Szczecin port complex.

The property is located in the immediate vicinity of the container terminal at the Finnish Quay and storage yards and grain and general cargo warehouses at the Czech and Slovak Quays. Additionally, the plot has a convenient access to the remaining part of the port as well as to public roads and railway network.

The tenants have at their disposal indirectly the Finnish Quay and in the future the Norwegian Quay in the Dębicki Channel. The Dębicki Channel will be deepened to **12.5 m** and extended to the entire length of **200 m**. The completion of the investment is planned for **2022**.

In the vicinity of the offered properties there are all media necessary to run business activities, including telecommunications infrastructure. Szczecin and Świnoujście Seaports Authority, as the media provider, ensures the quality of the services provided at the highest level. The direct vicinity of companies providing cargo handling services and all kinds of port and port activities allows to significantly reduce the costs of many operations.





### THE DETAILED DATA

- ▶ Surface area - depending on the investor's needs. Possibility of developing the whole area **7 ha**.
- ▶ Possibility to adjust the dimensions of the plot to the customer's needs - property of regular shape.
- ▶ Altitude difference - no significant, no need to macro level the ground.

## Information about the plot in the spatial development plan



### SITE DESIGNATION

- ▶ Industrial and storage areas, warehouses and storage yards with a production function. Permitted service function related to production and logistics.
- ▶ Transshipment and warehousing quay.

### TRANSPORTATION

- ▶ Possibility of creating parking spaces.
- ▶ The construction of railway sidings is permitted.

### DEVELOPMENT AND LAND USE PLANNING

- ▶ Building area up to **50%** of the plot area.
- ▶ Installation height up to **30 m** above sea level.
- ▶ Changes in the course of the coastline are permitted.

### TECHNICAL INFRASTRUCTURE

- ▶ Existing networks: water supply, electricity, rainwater collectors.
- ▶ Overhead electro-energy network **0,4 kV**.
- ▶ **15/04 kV** transformer station supplied with **15 kV** cable line.
- ▶ In the project phase: sanitary and rainwater sewage system, sanitary sewage pumping station, power overhead line **110 kV**.

### PARCEL RULES

- ▶ Minimum area of the separated plot of land - **10 ha**.

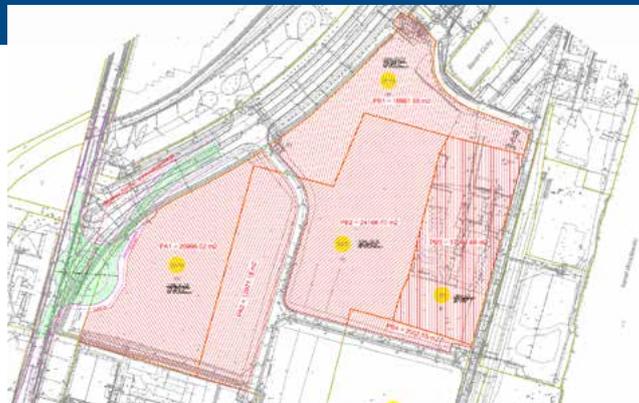


## Existing infrastructure

▶ Electricity (Y/N)	Y
Voltage [kV]	<b>15 kV</b>
Available capacity [MW]	<b>1 MW</b>
▶ Gas (Y/N)	N
Connection point (distance from boundary) [m]	<b>500 m</b>
Calorific value [MJ/Nm <sup>3</sup> ]	<b>36,0 MJ/Nm<sup>3</sup></b>
Pipe diameter [mm]	<b>90 mm</b>
Available capacity [Nm <sup>3</sup> /h]	To be agreed
▶ Water supply (Y/N)	Y (sanitary system)
Available capacity [m <sup>3</sup> /24h]	<b>1900 m<sup>3</sup>/24h</b>
▶ Sewage discharge (Y/N)	N
Connection point (distance from boundary) [m]	<b>500 m</b>
Available capacity [m <sup>3</sup> /24h]	To be agreed
▶ Treatment plant (Y/N)	Y
▶ Telecommunication infrastructure (Y/N)	Y



# Westpomeranian Logistics Centre



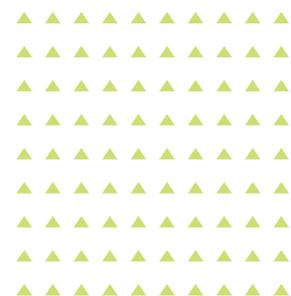
The area of the West Pomeranian Logistics Centre is located in the central point of the Szczecin Port.

Thanks to excellent communication with the road system, it is possible to conveniently transport cargo between planned investments and neighboring quayside. The direct vicinity of companies providing cargo handling services and all kinds of port activities allows to significantly reduce the costs of many operations.



An unquestionable advantage of such location is also the proximity of the Duty Free Zone, PKP tracks and direct entry and exit from port areas to the exit road from Szczecin. In the vicinity of the offered properties there are all media necessary to conduct business activities, including telecommunications infrastructure.

Szczecin and Świnoujście Seaports Authority, as a media provider, ensures the quality of the services provided at the highest level.



## THE DETAILED DATA

- ▶ Surface area - depending on the investor's needs. Possibility of developing the whole area (**9.5 ha**).
- ▶ The possibility of leasing the separated sites with the area of **3.5 ha** and **6.0 ha**.
- ▶ Height difference - no significant, no need to macro level the ground.

## Information about the plot in the spatial development plan

### SITE DESIGNATION

- ▶ Industrial and storage areas, intended for logistics centres and bases, warehouses and storage yards with a production function. Permitted service function associated with the carried out production and logistics.

### DEVELOPMENT AND LAND USE PLANNING

- ▶ Building area up to **60%** of the plot area.
- ▶ Installation height up to **30 m** above sea level.

### PARCEL RULES

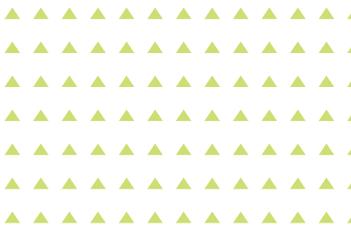
- ▶ Minimum area of the separated plot of land - **1 ha**.

### TRANSPORTATION

- ▶ Possibility of creating parking spaces.
- ▶ The construction of railway sidings is permitted.

### TECHNICAL INFRASTRUCTURE

- ▶ Existing networks: water supply, gas, heat, power, telecommunication, sanitary and rainwater sewage system, sanitary sewage discharge pipelines.
- ▶ **15/04 kV** transformer station supplied with **15 kV** cable line.
- ▶ Sanitary sewage pumping station.
- ▶ Mobile phone base station and radiolines.
- ▶ Land reclamation equipment.



# Existing infrastructure



▶ Electricity (Y/N)	Y
Voltage [kV]	3 transformer stations - <b>630kVA</b> for each.
Available capacity [MW]	To be agreed.
▶ Gas (Y/N)	N
Connection point (distance from boundary) [m]	<b>20 m</b>
Calorific value [MJ/Nm <sup>3</sup> ]	<b>36,0 MJ/Nm<sup>3</sup></b>
Pipe diameter [mm]	<b>90 mm</b>
Available capacity [Nm <sup>3</sup> /h]	To be agreed.
▶ Water supply (Y/N)	Y (sanitary system)
Available capacity [m <sup>3</sup> /24h]	<b>2400 m<sup>3</sup>/24h</b>
▶ Sewage discharge (Y/N)	Y
Available capacity [m <sup>3</sup> /24h]	<b>2400 m<sup>3</sup>/24h</b>
▶ Treatment plant (Y/N)	Y
▶ Telecommunication infrastructure (Y/N)	Y



