

## Brownfield Offer for Your Business

### General Information

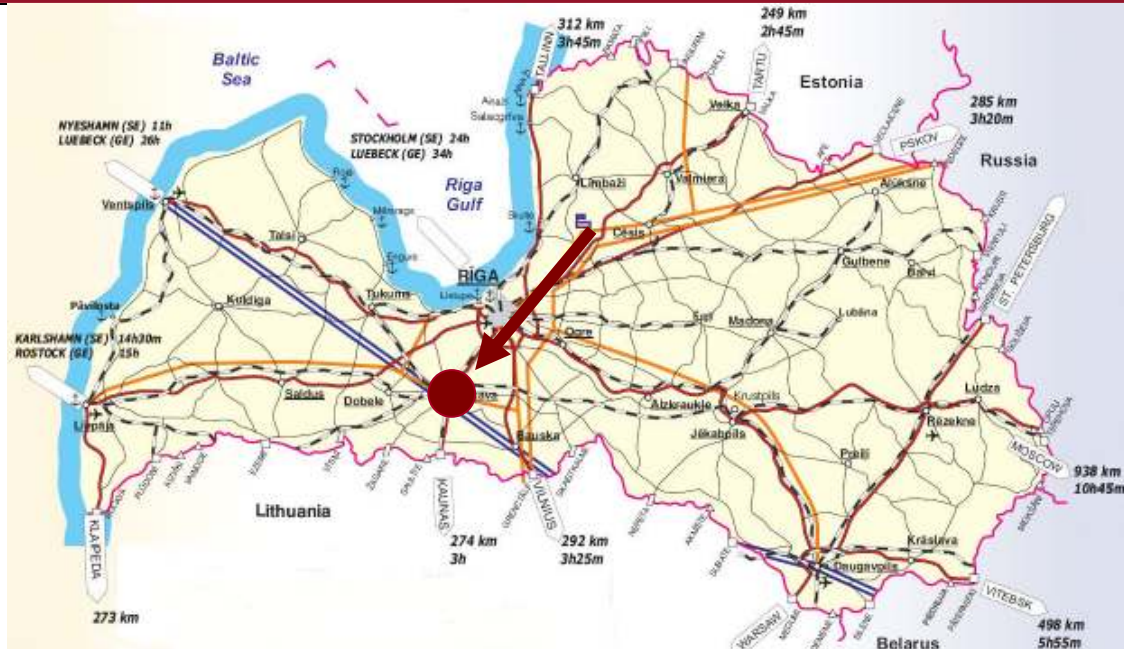
ID number	
Total area	97 000 m <sup>2</sup> (manufacturing), 13 000 m <sup>2</sup> (office)
Location (municipality)	Jelgava, NP Jelgava Business Park
Distance to Riga	35 km
Ownership	Private
Zoning	Industrial

### Site Description

NP Jelgava Business Park ([www.industrial-park.lv](http://www.industrial-park.lv)) is located in Jelgava, the 4<sup>th</sup> largest city of Latvia (60 000 inhabitants). Since Soviet Times Jelgava has been famous for its manufacturing traditions, especially in metal processing and engineering.

NP Jelgava Business Park covers a territory of 23 ha that used to belong to a large manufacturer of minibuses for Soviet Russia. Even though currently the park experiences impressive renovation works, several large tenants have already established there.

### Location in Latvia



Disclaimer: Please note that this real estate offer is of informative nature. It can be used as a reference to the existing situation, but does not in any way constitute a binding proposal in juridical terms.

## Location Infrastructure

	Name / Type	Distance
Access road	<input checked="" type="checkbox"/> asphalt <input type="checkbox"/> gravel <input type="checkbox"/> soil	0,0 km
Highway	Rīga-Kaunas, A8	3 km
Port	Rīga	55 km
	Liepāja	195 km
	Ventspils	185 km
Railway access	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible <input type="checkbox"/> not possible	0,1 km
International airport	Rīga	50 km
Comments	In addition to excellent road infrastructure that provides easy access to the neighbouring countries, Jelgava hosts a railway junction point connecting east to west and north to south.	

## Utilities

	Capacity / Type	Distance
Electricity	25 MW	0,0 km
Gas	Medium pressure	0,0 km
Sewerage	City sewerage system	0,1 km
Water	City water system	0,1 km
Comments	Given that the industrial park is being developed within the territory of former factory of minibuses, huge electrical power is available. The same applies for other utilities.	

## Commercial Terms

Purchase	Negotiable
Rent	Negotiable
Comments	All prices are negotiable. Lease price depends on required utilities and additional developments.

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**Pictures**



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**Pictures**



*Smurfit Kappa Group ([www.smurfitkappa.com](http://www.smurfitkappa.com)), world leader of paper-based packaging, leased 2600 m<sup>2</sup> of manufacturing space in NP Jelgava – Business Park in September 2006 (a project served by LIAA).*

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