

Brownfield Offer for Your Business

General Information

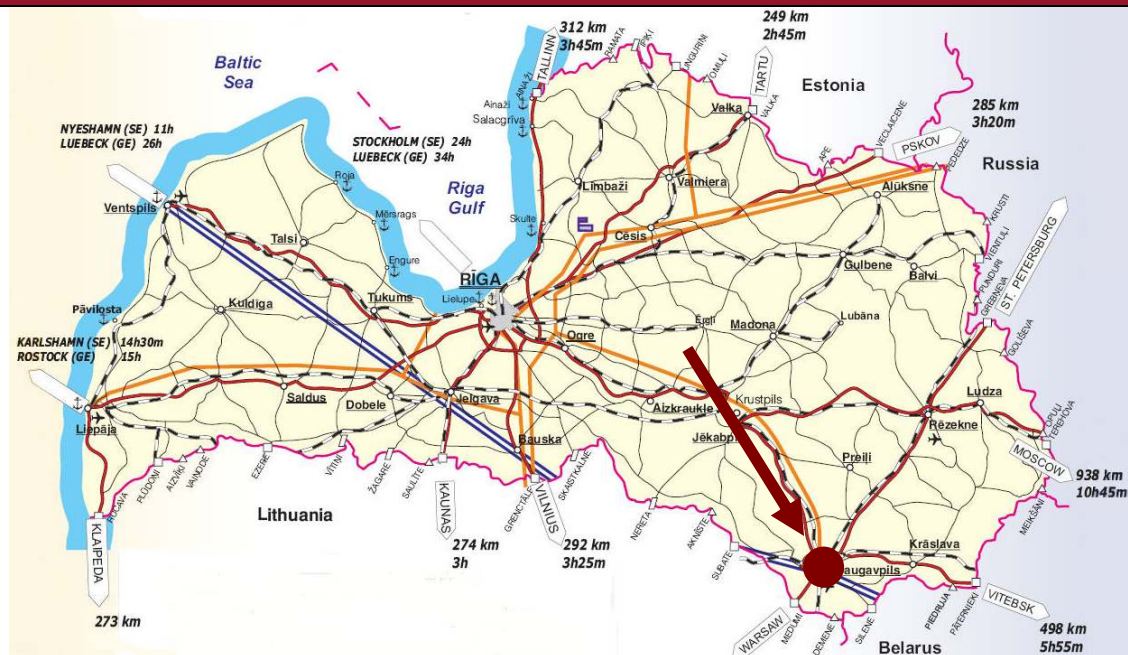
| | |
|-------------------------|--|
| ID number | |
| Total area | 194 000 m ² |
| Location (municipality) | Daugavpils, <i>NP Daugavpils Business Park</i> |
| Distance to Riga | 225 km |
| Ownership | Private |
| Zoning | Industrial |

Site Description

The offer is located in Daugavpils, the second largest city of Latvia with a population of over 105 000 people. As the largest industrial city and transport hub in eastern Latvia, Daugavpils offers excellent links to the capital, Riga. It is also close to strategically important towns in Lithuania, Belarus and Russia and is only 30 km from the Belarusian and Lithuanian borders. As one of the priorities for the next 4 years, Daugavpils city plans to develop an airport which could host international flights.

The park is being developed by *NP (Nordic Partners) Properties* which is the largest developer of industrial parks in Latvia (www.industrial-park.lv). Apart from Daugavpils, *NP Properties* is developing seven other parks in six strategic cities. Thus, they are able to provide unrivaled flexibility and long-term partnership for its future clients in Latvia.

Location in Latvia



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Location Infrastructure

| | Name / Type | Distance |
|-----------------------|---|----------|
| Access road | <input checked="" type="checkbox"/> asphalt <input type="checkbox"/> gravel <input type="checkbox"/> soil | 0,1 km |
| Highway | Rīga-Daugavpils, A6 | 11 km |
| Port | Rīga | 250 km |
| | Liepāja | 460 km |
| | Ventspils | 440 km |
| Railway access | <input checked="" type="checkbox"/> on site <input type="checkbox"/> possible <input type="checkbox"/> not possible | 0,1 km |
| International airport | Rīga | 250 km |
| Comments | The site is located close to major railway junction point. | |

Utilities

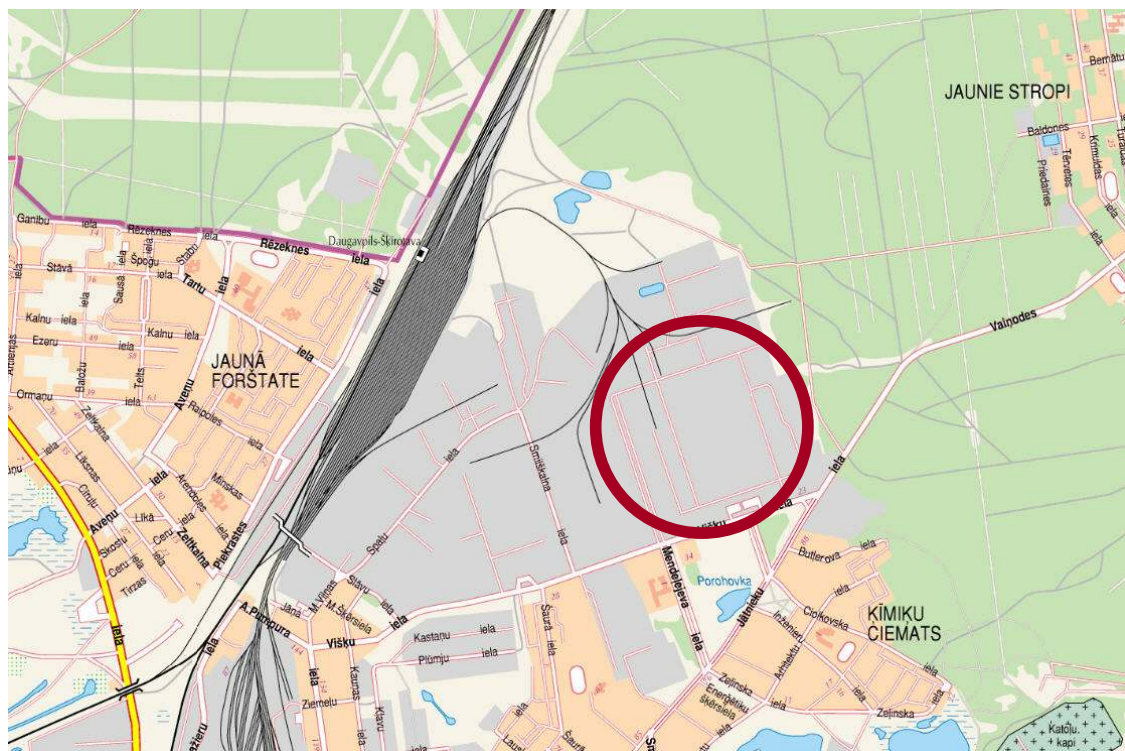
| | Capacity / Type | Distance |
|-------------|--|----------|
| Electricity | 20 MW | 1,0 km |
| Gas | High pressure | 0,1 km |
| Sewerage | City sewerage system | 0,2 km |
| Water | City water system | 0,2 km |
| Comments | <p>The site is located in the most industrial part of Daugavpils city. Given that the collapse of Soviet Union closed down several large factories in the neighbourhood, huge capacities for utilities are available.</p> <p><i>NP Properties</i> is ready to share the costs of utilities required for potential clients.</p> | |

Commercial Terms

| | |
|----------|--|
| Purchase | 19 000 000 EUR |
| Rent | Negotiable |
| Comments | Prices are negotiable. Lease price depends on required area and additional developments. |

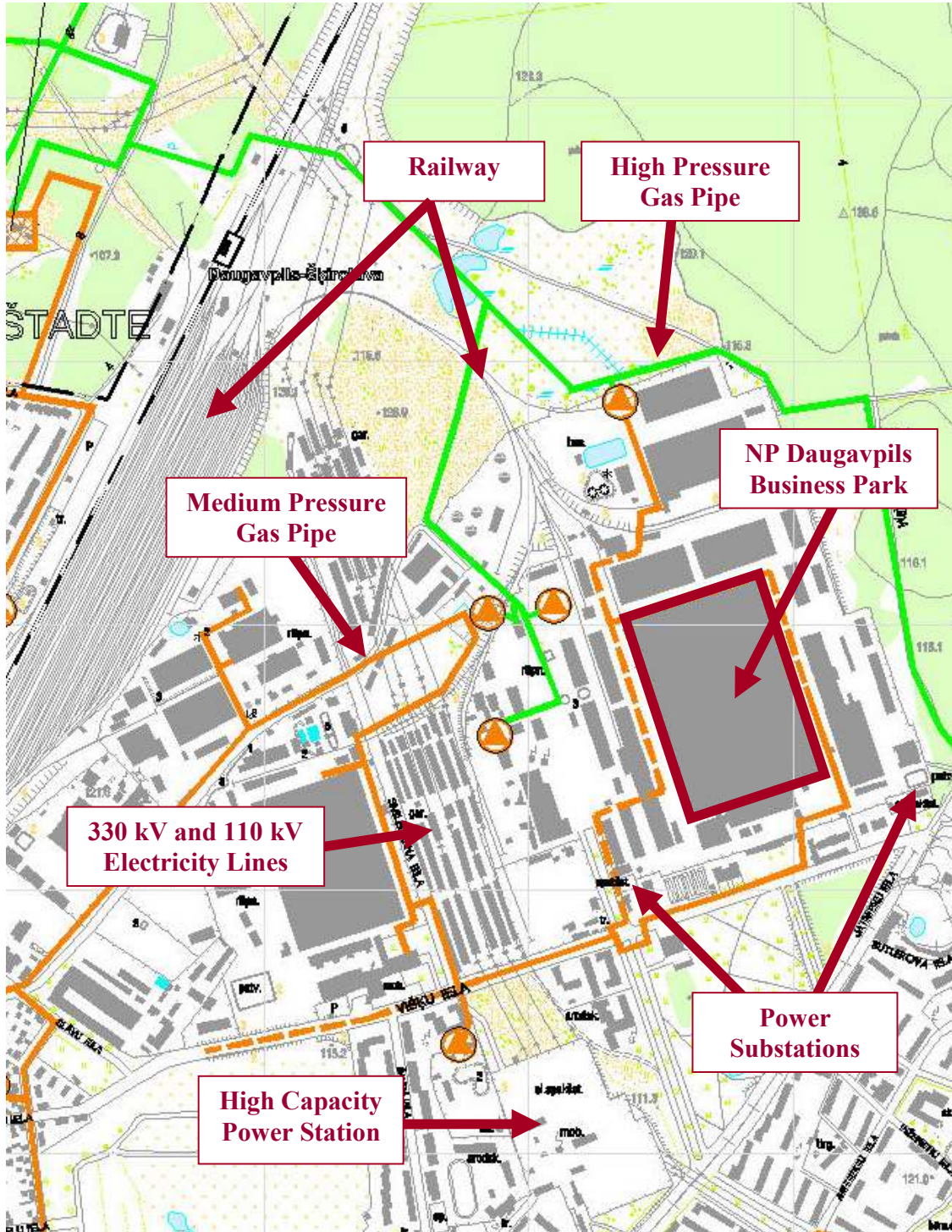
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