

Greenfield Offer for Your Business

General Information

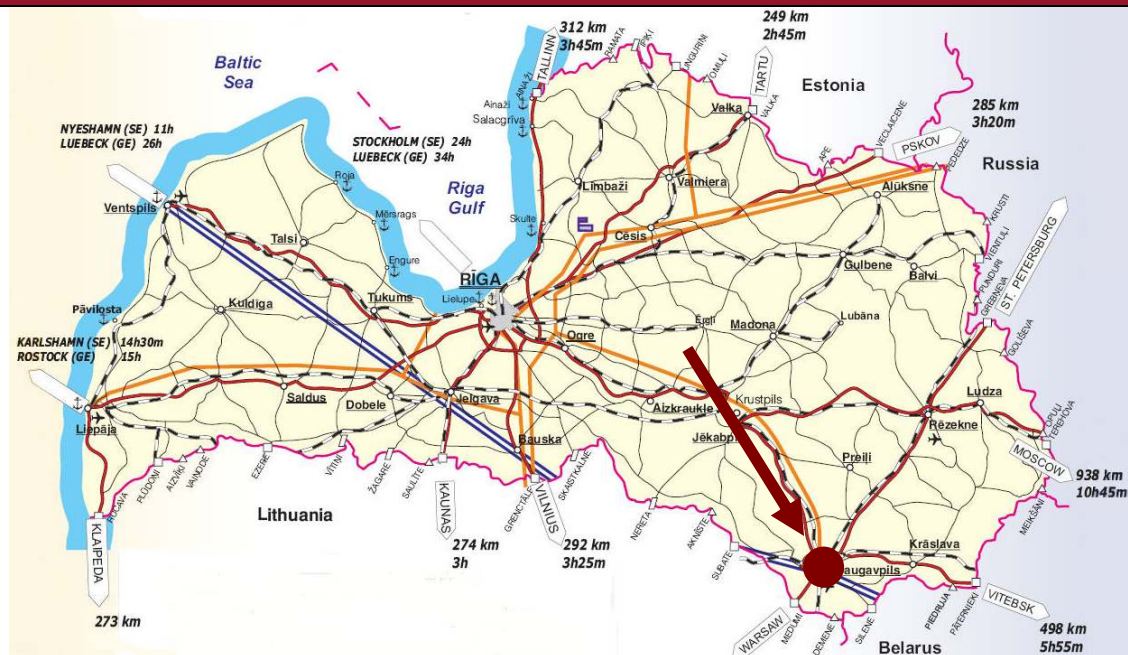
ID number	
Total area	634 000 m ²
Location (municipality)	Daugavpils
Distance to Riga	225 km
Ownership	Municipal
Zoning	Industrial

Site Description

The site is of over 60 ha 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.

The Financial Times business periodical, *the FDI magazine*, in a survey “European Cities & Regions of the Future 2006/2007” ranked Daugavpils as joint runner-up in two categories - “European City with Best Economic Potential 2006/2007” and “Most Cost Effective European City 2006/2007”. As one of the priorities for the next 4 years, Daugavpils city plans to develop an airport which could host international flights.

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	0,1 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

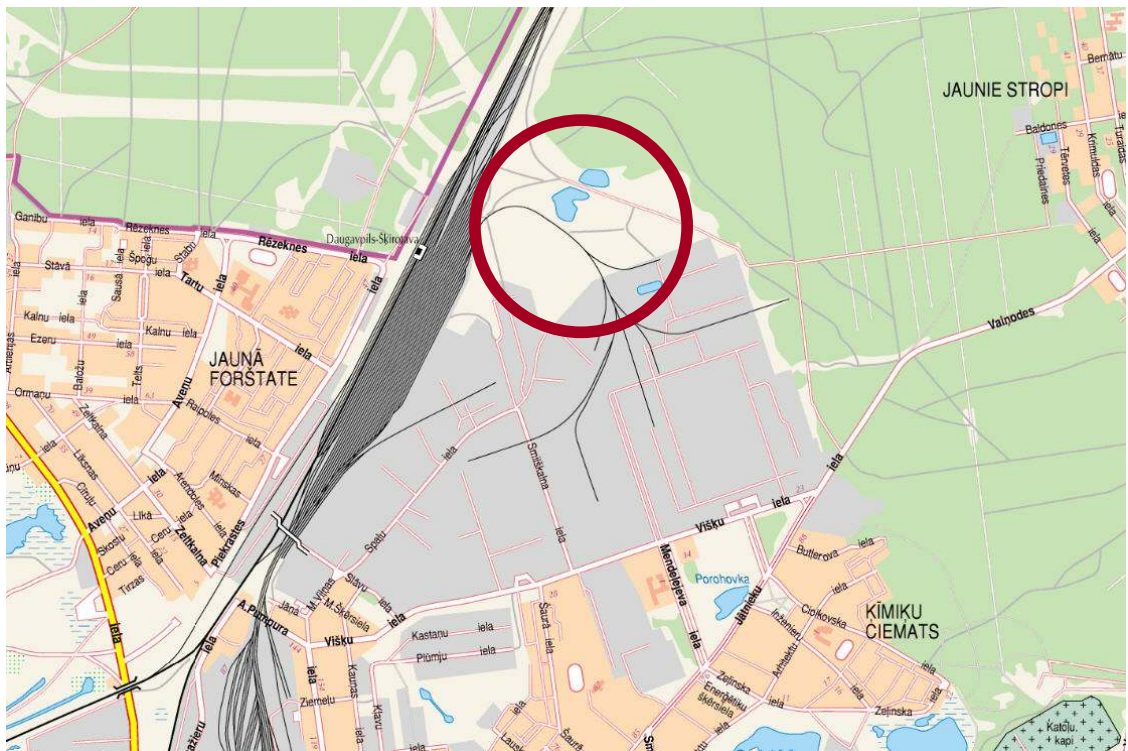
	Capacity / Type	Distance
Electricity	50 MW	1,0 km
Gas	High pressure	0,1 km
Sewerage	City sewerage system	0,2 km
Water	City water system	0,2 km
Comments	The site is located in the most industrial part of Daugavpils city. Given that the collapse of Soviet Union closed down several large factories in the neighbourhood, huge capacities for utilities are available.	

Commercial Terms

Purchase	Negotiable
Rent	0,2 EUR / m ² / year
Comments	In order to purchase municipal land, several options are available.

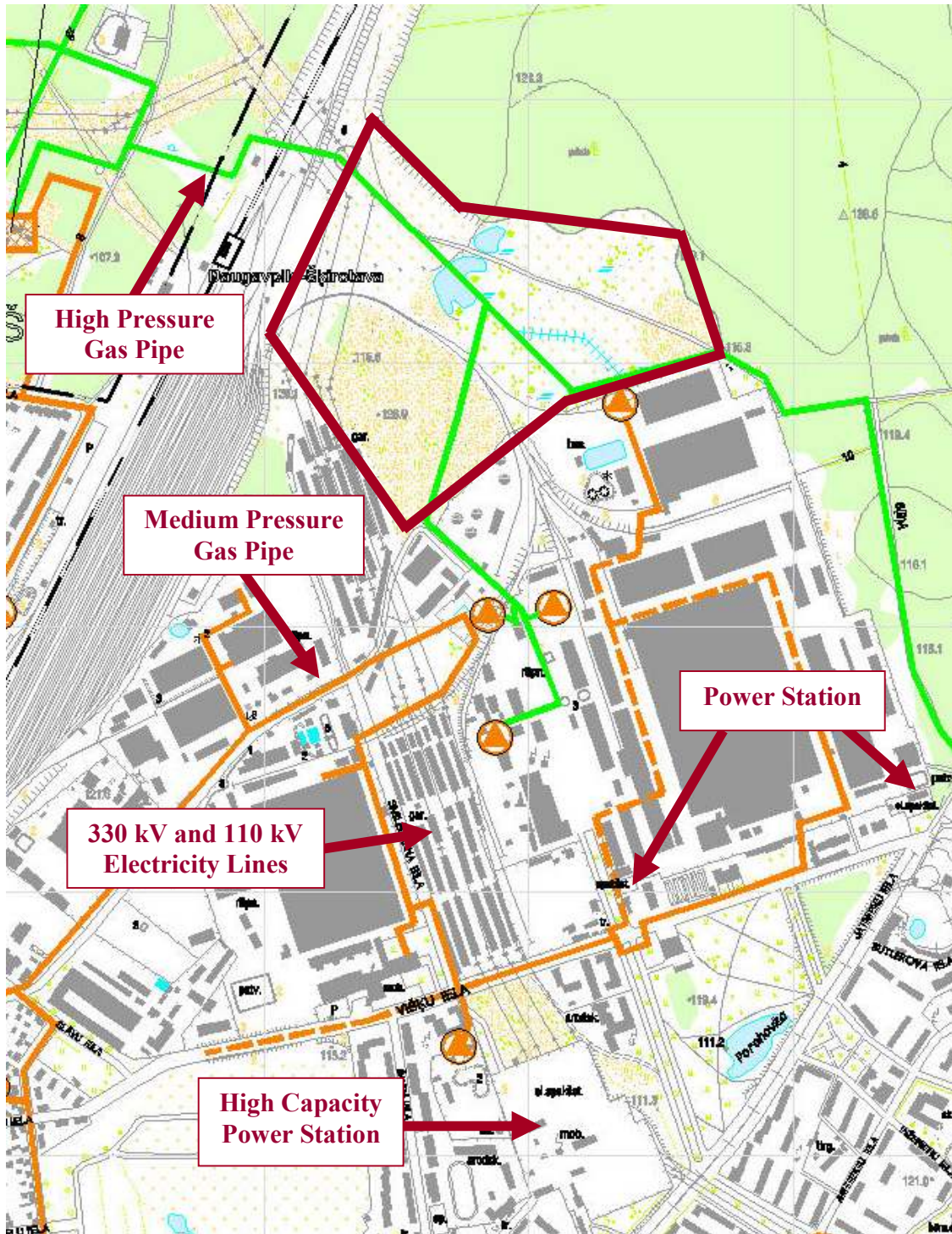
Disclaimer: Please note that this real estate offer is of informative nature. It can be used as a reference to the existing situation, but does not in any way constitute a binding proposal in juridical terms.

Pictures



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.

Pictures



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.