

## Brownfield Offer for Your Business

### General Information

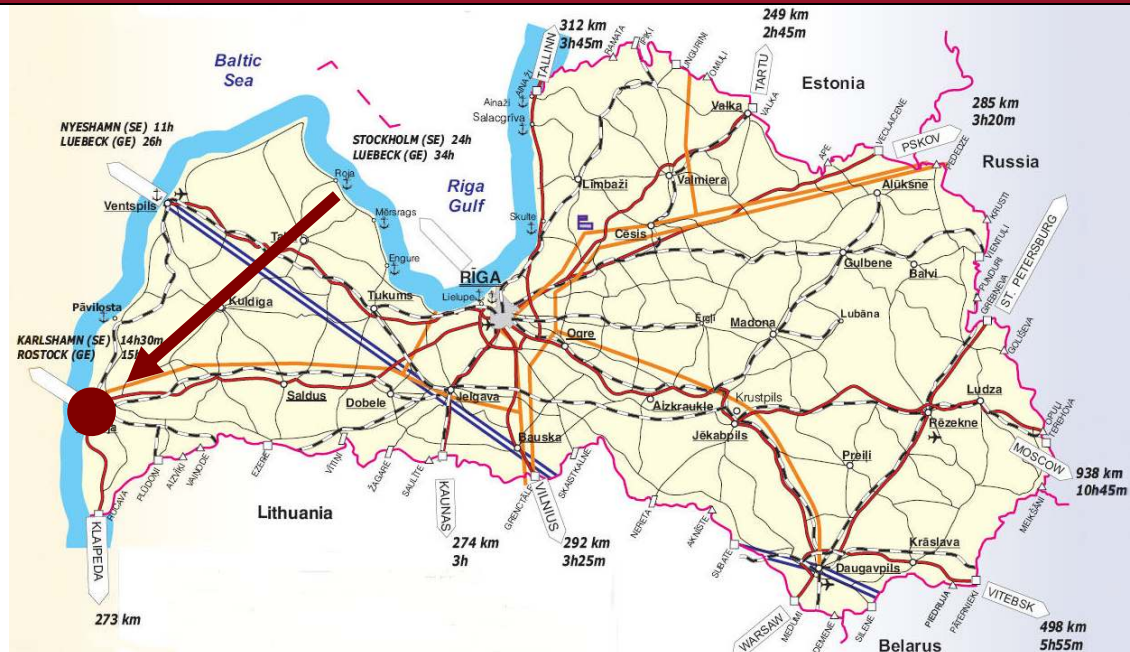
ID number	
Total area	130 000 m <sup>2</sup> (main building)
Location (municipality)	Liepāja
Distance to Riga	210 km
Ownership	Private
Zoning	Industrial

### Site Description

Liepāja is the 3<sup>rd</sup> largest city (about 100 000 inhabitants) and the 3<sup>rd</sup> largest port (cargo turnover reached 3.5 million tons in 2008) in Latvia. It is also one of the four areas in the country which has a status of *Special Economic Zone* (SEZ) that offers very favourable business incentives (i.e. 80% rebate on *corporate income* and *real estate taxes* until compensation of 50% (65% for SMEs) of the amount invested). Among a number of different production companies, Liepāja hosts *Liepājas Metalurģis* ([www.metalurģis.lv](http://www.metalurģis.lv)), the largest metallurgical company in the Baltics (256 m EUR turnover in 2008).

The offered site for lease is located within the former territory of *Lauma* factory. The main building of the factory is 13 ha under roof and it used to be one of the largest textile factories in the Soviet Union. Nowadays, *Lauma* hosts different kinds of businesses. There is available various solutions for potential premises (depending on tenant requirements).

### 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	0,0 km
Highway	Riga-Liepaja, A9	2 km
Port	Riga	215 km
	Liepaja	4 km
	Ventspils	100 km
Railway access	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible <input type="checkbox"/> not possible	0,1 km
International airport	Riga	200 km
	Liepaja	6 km
Comments	The factory is located in a very convenient place, easily reachable via private vehicles, public transportation and rail.	

## Utilities

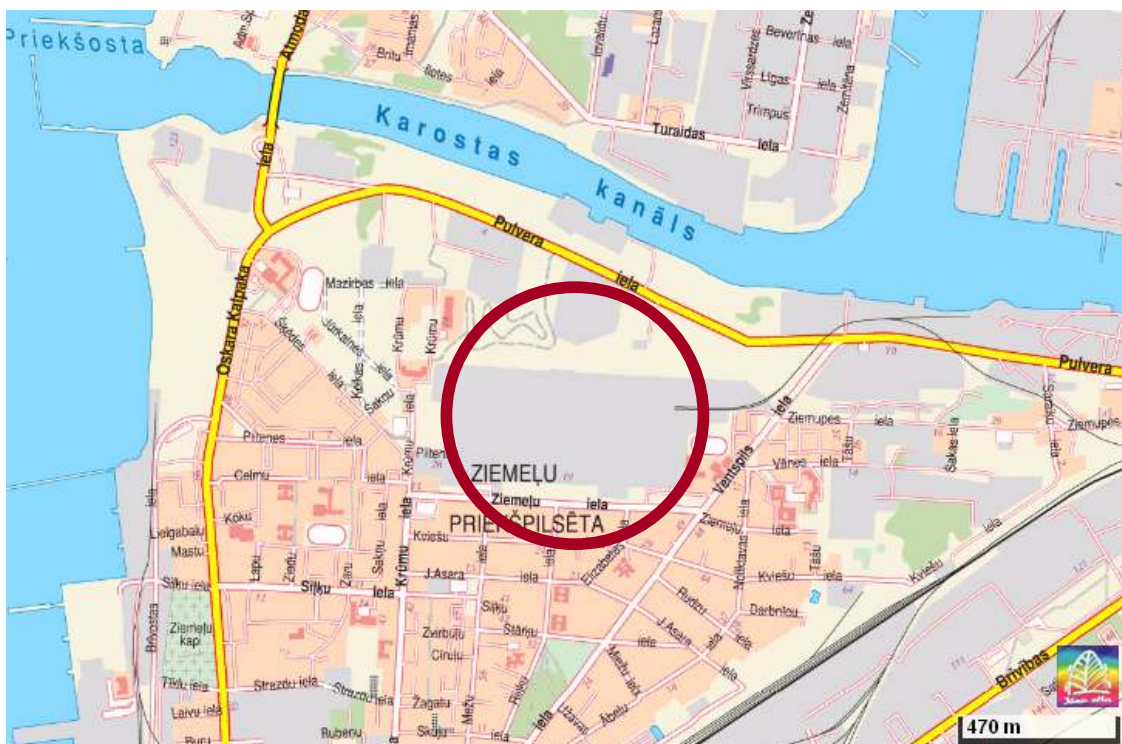
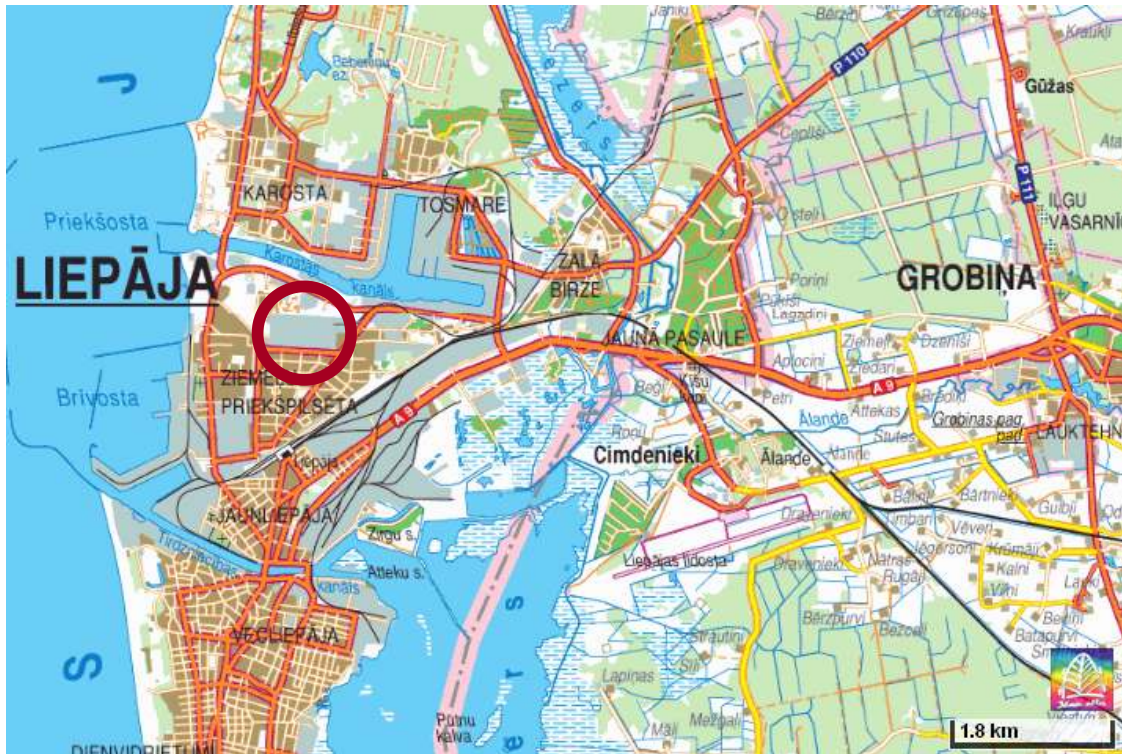
	Capacity / Type	Distance
Electricity		0,0 km
Gas		0,0 km
Sewerage		0,0 km
Water		0,0 km
Comments	As a former large-scale textile factory, it has all the necessary utilities in place which can service even the most demanding tenants.	

## Commercial Terms

Purchase	Negotiable
Rent	2,0 EUR / m <sup>2</sup> / month
Comments	Lease price depends on the quality of premises within the building (there are several options available and price is negotiable).

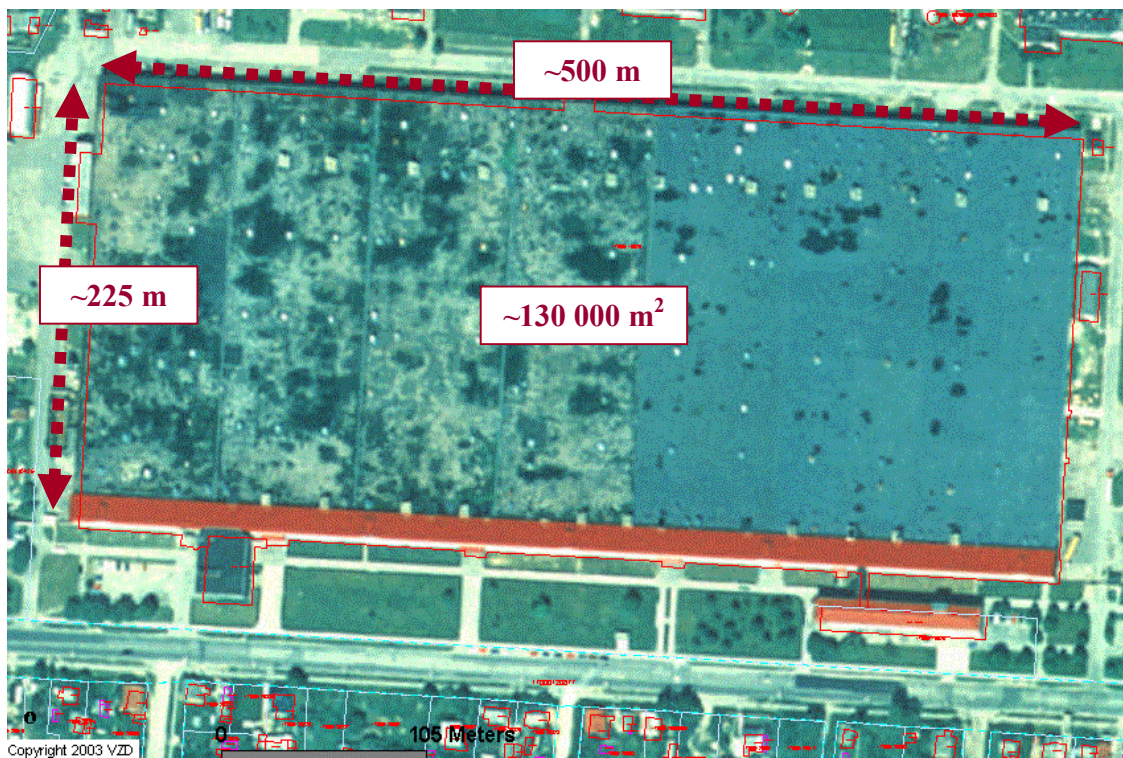
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**Pictures**



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## Pictures



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## Pictures

Picture No 1



The layout of the 13 ha building is such that in the outer part it has 3-storey construction (see *Picture No 1*) while in the inner part there is a number of warehouse type areas with ~7 m interior height which can be adjusted to various needs of the potential tenants (see *Picture No 2* as an example for light manufacturing unit)

Picture No 2



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