

Greenfield Offer for Your Business

General Information

ID number	
Total area	202 000 m ²
Location (municipality)	Liepāja, <i>Liepāja Special Economic Zone</i>
Distance to Riga	205 km
Ownership	Municipal
Zoning	Industrial

Site Description

Port city Liepāja is the 3rd largest city of Latvia with a population of about 100 000 inhabitants. Liepāja is one of the four areas in the country which has a status of *Special Economic Zone* (www.portofliepaja.lv) that offers very favourable business incentives as Corporate Income Tax at 5% (standard tax rate in Latvia is 15%), 80-100% rebate on Real Estate Tax and others. Liepāja is also one of the most industrially developed cities of Latvia.

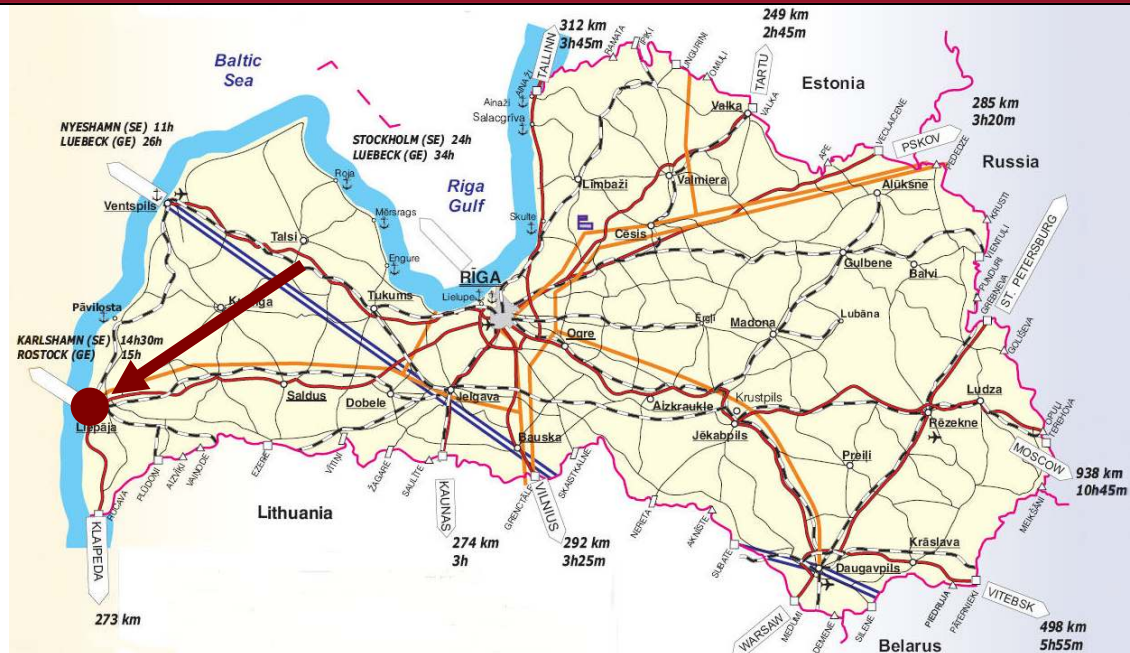
The site under discussion of approximately 20 ha is owned by local municipality, but 10 ha of it are leased by the company on long-term basis and site is offered in two options:

Option Nr.1 – 10 ha (available territory)

Option Nr.2 – additional 10 ha (perspective territory under negotiations)

All communications are located in fair distance.

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-Liepāja, A9	2 km
Port	Rīga	195 km
	Liepāja	1 km
	Ventspils	100 km
Railway access	<input type="checkbox"/> on site <input checked="" type="checkbox"/> possible <input type="checkbox"/> not possible	0,2 km
International airport	Rīga	205 km
	Liepāja	5 km
Comments		

Utilities

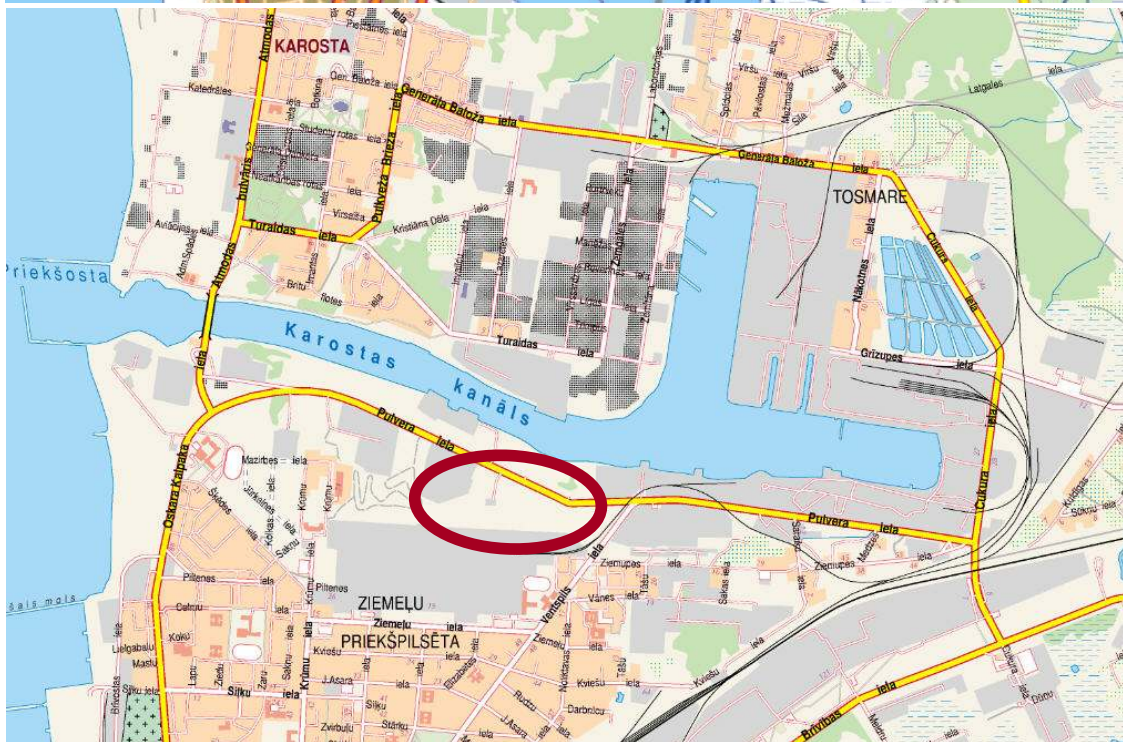
	Capacity / Type	Distance
Electricity	Substation	0,1 km
Gas		0,4 km
Sewerage	City sewerage system	0,3 km
Water	City water system	0,3 km
Comments	The City Council of Liepāja has plans to start up construction of business infrastructure and communications – water, sewerage, gas, telecommunications, street lightening and roads along Pulvera Street in the spring of 2010 by granted support from EU.	

Commercial Terms

Purchase	Not possible
Rent	0,10 EUR / m ² / year
Comments	

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Pictures



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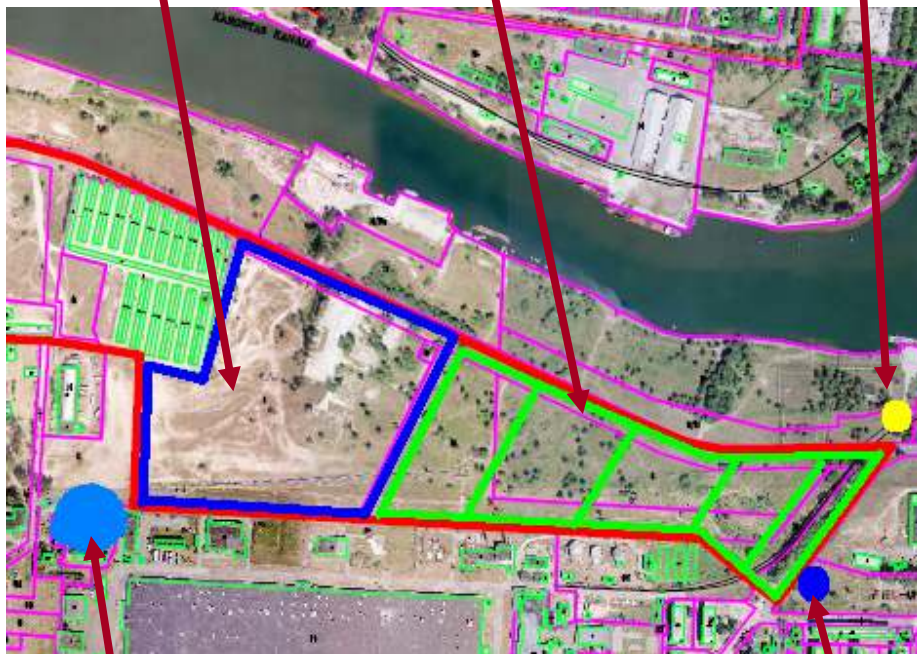
Pictures



**Option Nr. 1
(Available
territory)**

**Option Nr. 2
(Potential additional
territory)**

**Gas
connection
point**



**Existing power
substation**

**Water and Sewerage
connection
point**

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