

SZTUTOWSKA INVESTMENT SITE



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Available Area	1,75 ha
Plot Nos.	28/2, 47/3, 48/2, 47/6, obr. 116
Preferred Sectors	Construction, services

TRANSPORT LINKS

Airport	20 km	PKP/PKM Railway	5 km
City Centre	5 km	Port of Gdańsk	6 km
S6 Ring Road	13 km	Baltic Hub	6 km



Any questions about this investment? We will answer them all!

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MPZP

MPZP No.	1525, Area Card O3.1.-P; in preparation (as at January 2025)
Footprint Area	max. 70%
Biologically Active Area	min. 10%
Development Intensity	max. 3.0
Building Height	max. 30 m
Overall Height	for structures, min.: no restrictions, max.: no restrictions

INFRASTRUCTURE

Functions Excluded	establishments with increased or high risk of a major industrial accident, as defined by other applicable regulations; undertakings that are always likely to have a significant environmental impact, as defined by other applicable regulations; open-air storage of loose materials (including, for example, under shelters or tarpaulins) at a distance of less than 100 m from existing residential buildings; service and retail buildings with a usable floor area of over 500 m ² , excluding office or welfare buildings serving production and storage establishments and located on the same premises as those establishments
Electricity	low-voltage electricity network in Elbląska Street
Water	Ø 90 water main in Elbląska Street
Gas	Ø 110 gas network in Elbląska Street
Sewage Discharge System	Ø 200 sewage discharge system in Elbląska Street
Storm Water Drainage System	storm water drainage system in Elbląska Street
CT Network	ICT network in Sztutowska Street