

# RAKIETOWA INVESTMENT SITE

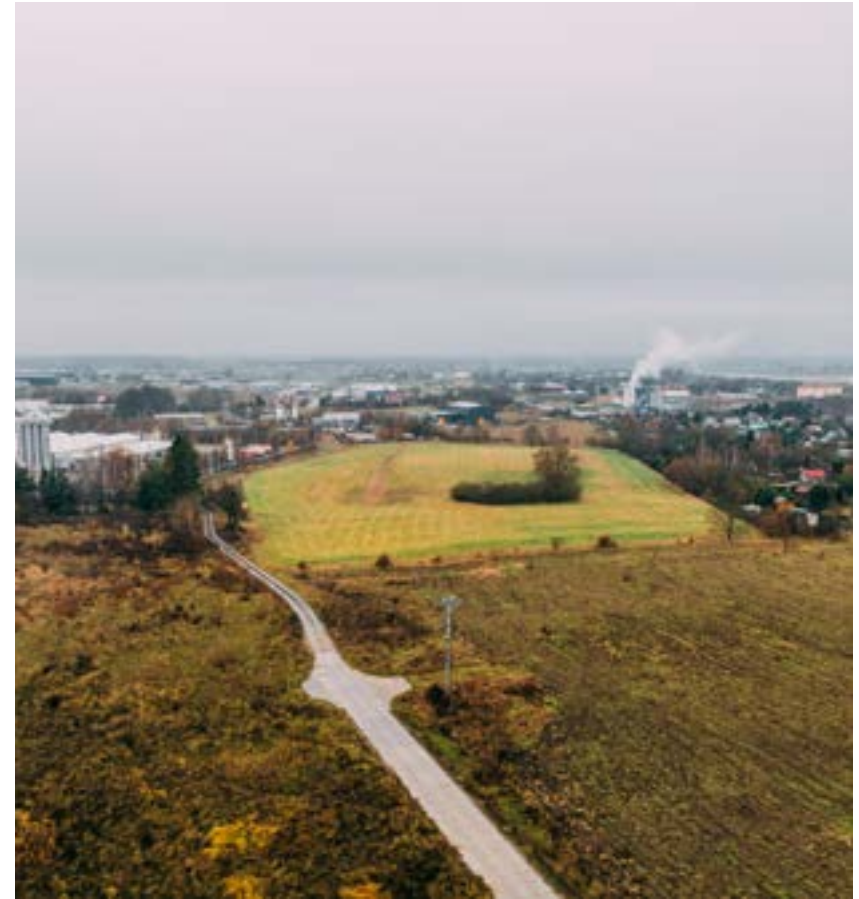


# RAKIETOWA INVESTMENT SITE

|                   |                                                |
|-------------------|------------------------------------------------|
| Available Area    | 3,46 ha                                        |
| Plot Nos.         | 143, 183, obr. 0024                            |
| Preferred Sectors | Production and services, logistics and storage |

## TRANSPORT LINKS

|              |       |                 |       |
|--------------|-------|-----------------|-------|
| Airport      | 7 km  | PKP/PKM Railway | 6 km  |
| City Centre  | 14 km | Port of Gdańsk  | 23 km |
| S6 Ring Road | 4 km  | Baltic Hub      | 23 km |



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

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# MPZP

# INFRASTRUCTURE

|                          |                                                                                                                                                                                                                                                                                                                 |                             |                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MPZP No.                 | 2507, Area Card 006-P/U41                                                                                                                                                                                                                                                                                       | Functions Excluded          | retail buildings with a sales area of over 2,000 m <sup>2</sup> and apartments integrally linked to one's business in a restricted use area around Gdańsk Airport |
| Footprint Area           | OSTAB* up to 30%, outside OSTAB* up to 60%                                                                                                                                                                                                                                                                      | Electricity                 | medium voltage overhead power line runs through the property (requires underground cabling)                                                                       |
| Biologically Active Area | OSTAB* min. 50%, outside OSTAB* min. 20%                                                                                                                                                                                                                                                                        | Water                       | Ø 160 water main in Rakietowa Street                                                                                                                              |
| Development Intensity    | max. 2.0                                                                                                                                                                                                                                                                                                        | Gas                         | none; nearest: Ø 160 gas network in Budowlanych Street (ca. 400 m away)                                                                                           |
| Building Height          | max. 20 m                                                                                                                                                                                                                                                                                                       | Sewage Discharge System     | none; nearest: Ø 200 sewage discharge system in Budowlanych Street (ca. 300–400 m away)                                                                           |
| Overall Height           | for technical and technological buildings: the site is located in areas that restrict the permissible dimensions of structures and natural features, which results from the location of Gdańsk Lech Wałęsa Airport; development in accordance with other applicable regulations; for other buildings: max. 20 m | Storm Water Drainage System | none; storm water management required within the property                                                                                                         |
|                          |                                                                                                                                                                                                                                                                                                                 | CT Network                  | none; nearest: ICT network in Budowlanych Street (ca. 300–400 m away)                                                                                             |