Polska Strefa Inwestycji | Suwalska Specjalna Strefa Ekonomiczna S.A.

SITE CHECK LIST

Location

Site name	Suwalki Special Economic Zone Subzone Elk (Strefowa Street) The proposed location applies to the property that is located in the industrial area of the city, and the nearest residential buildings are at a distance of over 300 m.
Town / Commune	Ełk
District	Ełk
Province (Voivodship)	Warmian-Masurian



Area of property

Max. area available (as one piece) [ha]	0.8628
The shape of the site	Iregular
Possibility for expansion	NO

Property information

Approx. land price [PLN/m2] including 23% VAT	Approx. 130 PLN / m2 + VAT Sales according to the current valuation
Owner(s)	Suwalki Special Economic Zone J.S.C.
Valid zoning plan (Y/N)	YES
Zoning	Production, services, storage

Land specification

Soil class with area [ha]	Industrial land
Differences in land level [m]	0
Present usage	Not used
Soil and underground water pollution (Y/N)	NO
Underground water level [m]	6 m
Were geological research done (Y/N)	NO
Risk of flooding or land slide (Y/N)	NO
Underground obstacles (Y/N)	NO
Ground and overhead obstacles (Y/N)	On the parcel are appearing groups of trees.
Ecological restrictions (Y/N)	NO
Buildings / other constructions on site (Y/N)	NO

Transport links

Access road to the plot (type and width of access road)	Strefowa Street - asphalt surface, road width 7 m, car parks and pavements. Access to Strefowa Street via Krzemowa Street. Krzemowa Street - asphalt pavement, road width 7 m.
Nearest motorway / national road [km]	Direct access to national roads No. 16 and No. 65 (the town’s bypass). Approximately 2 km away – the Ełk Wschód junction on the S61 Via Baltica route

Sea and river ports located up to 200 km	NO
Railway line [km]	In direct vicinity about 2 km
Railway siding [km]	Electrified railway siding assembly in the vicinity of about 2 km
Nearest international airport [km]	Warszawa /Warsaw 230 km, Szymany /Szymany 130 km, Wilno /Vilnius 230 km Olsztyn/ Olsztyn 160 km Białystok/ Bialystok 100 km
Nearest province capital [km]	Olsztyn/ Olsztyn 160 km Białystok/ Bialystok 100 km

Existing infrastructure

Electricity (Y/N)	YES Main Power Supply Point is located in direct vicinity of the zone (110/15KV).
Connection point (distance from boundary)	The transformer station in the distance about 130 m from the border of offered plot.
Voltage [kV]	15 kV
Available capacity [MW]	In Main Power Supply Point (GPZ) transformer 25 MVA (23,25 MW)
Gas (Y/N)	NO
Comments	City of Elk is powered by methane gas using LNG technology, which provide medium pressure. Near the Zone terrains there is direct point of gas expanding.
Water supply (Y/N)	YES Ø160
Connection point (distance from boundary)	Directly at the border of offered plot
Available capacity [m3/24h]	24 000 m3/24h
Sewage discharge (Y/N)	YES Rainy sewage system Ø 1000 Sanitary sewage system Ø 250
Odległość przyłącza od granicy terenu	Directly at the border of offered plot
Sewage availability available	13 000 m3/24h
Treatment plant (Y/N)	YES
Telephone (Y/N)	Yes All telecommunication forms are available.
Connection point (distance from boundary)	In Krzemowa Street

Contact

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The person preparing the offer

The person preparing the offer	Beata Kulka, Manager, Investor Service Department in Elk, Phone: + 48 87 610 62 72, + 48 87 621 30 14, mobile: + 48 607 058 222 elk@ssse.com.pl

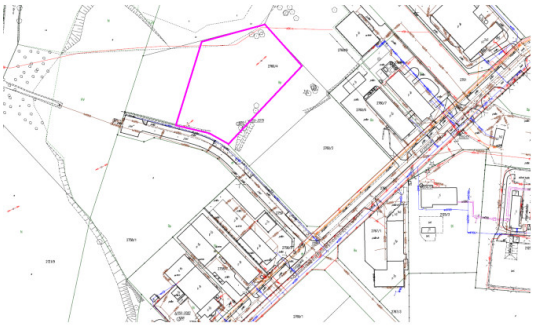
GALLERY












projektowany przebieg
S61 Via Baltica
Granice SSSE
Podstrefy Ełk
Ełk
Buczki
Szeligi
Zatorze