

# PRODUCTION LOGISTICS PARK

# PLP

**Production Logistics Park („PLP“)** - 25,97 ha site designated for industrial-commercial use (logistics, warehousing services with retail space, offices and small catering outlets, manufacturing and packaging, construction of a filling station and a hotel).

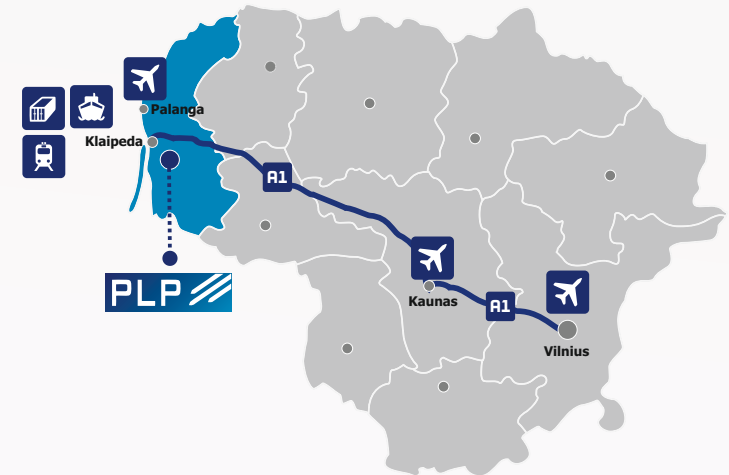
**Location:** Pamiskes str., Svepeliai village, Dvilai eldership. Klaipeda region.








PLP has the following **infrastructure equipped:**

- car parking lot for common use;
- asphalt roads and street lighting;
- water-supply installed to the boundaries of land plots, rain and domestic outflow, gas pipes, electricity, (capacity of 58 kW is installed and can be increased according to individual demand) and telecommunication network.

Production Logistics Park has an administrator (**JSC „BJK“**) that organises:

- ongoing maintenance of Industrial park infrastructure, localisation and liquidation of accidents;
- manages technical documentation of jointly used engineering networks;
- protection of infrastructure, caring for green plants, cleaning of streets and pavements and performs other functions prescribed.



SURROUNDING AREA	
 <b>A1</b>	<b>1,5 km</b> from the highway <b>Klaipeda - Vinius</b>
	<b>5,5 km</b> from the International Sea Container Terminal
	<b>6,5 km</b> from the <b>International Ferry Terminal</b>
	<b>9 km</b> from <b>Klaipeda city center</b>
	about <b>1 km</b> from the nearest railway line
	<b>35 km</b> from <b>Palanga airport</b>
	<b>220 km</b> from <b>Kaunas airport</b>
	<b>310 km</b> from <b>Vilnius airport</b>



As PLP is located in Klaipeda district and refers to Klaipeda District Municipality **Land and Real Estate taxes are significantly lower** than it is in Klaipeda city.

We offer **flexible payment** terms.









A railway line is about 1 km away from the Industrial and Logistics Park and can be connected to the park.



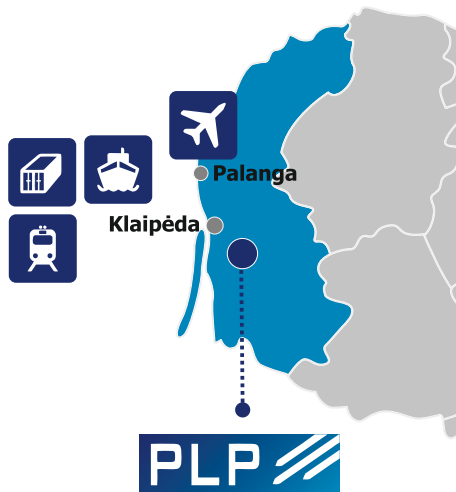
According to Klaipeda Municipality plans, Klaipeda's Southern bypass is going to be constructed in the near future. It will increase traffic through the PLP area and improve the connection with Klaipeda city and Klaipeda port.

# PLAN OF PRODUCTION LOGISTICS PARK

## LEGEND

-  Available lot
-  Occupied lot
-  Roads
-  Hotel
-  Gas station
-  Parking

## PLACE IN THE REGION



## No. FIELD OF ACTIVITY

- | No.   | FIELD OF ACTIVITY  |
|-------|--|
| 1     | Car maintenance center                                     |
| 2     | Road construction company                                  |
| 3     | Commercial trucks trade and service                        |
| 6     | Warehouse machinery and equipment                          |
| 7     | Production, trade and service of transport cooling systems |
| 8     | Construction company                                       |
| 9     | Printing house   |
| 10    | Fresh fruit and vegetable trading company                  |
| 14+18 | Commercial trucks trade and service                        |
| 19    | Building materials - wholesale                             |
| 20    | Mineral water production                                   |
| 21    | Construction company                                       |

# AVAILABLE LOTS (1)

LOT No.	ADDRESS	AREA	PRICE (a)	PRICE	LOCATION	PICTURE
4	Pamiskes str. 23	133,77 a	3.000 €/a (VAT excluded)	401.310 € (VAT excluded)		
5	Pamiskes str. 21	98,96 a	3.000 €/a (VAT excluded)	296.880 € (VAT excluded)		
11	Pamiskes str. 43	42,05 a	3.500 €/a (VAT excluded)	147.175 € (VAT excluded)		

**NOTE:** Sales prices are preliminary and may vary depending on desired lot division/combination, need for infrastructure, etc.

# AVAILABLE LOTS (2)

LOT No.	ADDRESS	AREA	PRICE (a)	PRICE	LOCATION	PICTURE
12	Pamiskes str. 41	50,67 a	4.500 €/a (VAT excluded)	228.015 € (VAT excluded)		
13	Pamiskes str. 39	45,38 a	3.000 €/a (VAT excluded)	136.140 € (VAT excluded)		
15	Pamiskes str. 1	105,52 a	3.000 €/a (VAT excluded)	316.560 € (VAT excluded)		

**NOTE:** Sales prices are preliminary and may vary depending on desired lot division/combination, need for infrastructure, etc.








# AVAILABLE LOTS (3)

LOT No.	ADDRESS	AREA	PRICE (a)	PRICE	LOCATION	PICTURE
16	Pamiskes str. 3	145,79 a	3.000 €/a (VAT excluded)	437.370 € (VAT excluded)		
17	Pamiskes str. 5	80,12 a	3.000 €/a (VAT excluded)	240.360 € (VAT excluded)		
22	Pamiskes str. 11	114,94 a	2.200 €/a (VAT excluded)	252.868 € (VAT excluded)		

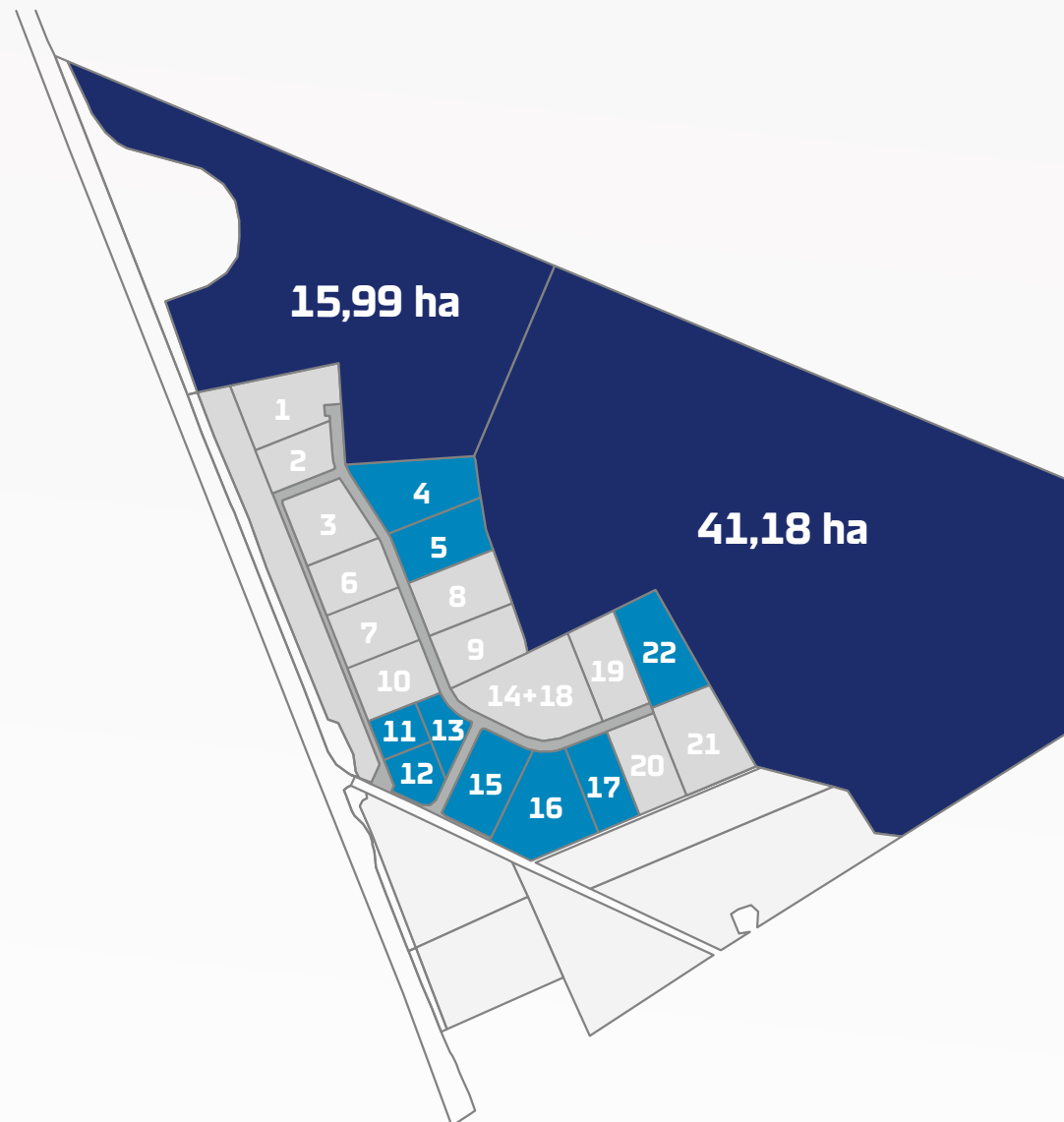
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# EXPANSION POSSIBILITIES

## LEGEND

-  Possible territory for park expansion
-  Available lots
-  Occupied lots
-  Other lots
-  Roads

## TERRITORY SATELLITE PICTURE



# CONTACTS



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