

# MAN PROPERTY FOR SALE

POLAND, POZNAN REGION, SADY



## GENERAL VIEW ON THE PROPERTY

We are delighted to present you with the unique possibility of purchasing a modern manufacturing facility offering over 30,970 sq m of usable area, including supporting buildings, located in a well-recognized and established industrial location of Sady (Tarnowo Podgorne) in the Poznan Region. The property comprises of the following evidence plots: 34/1, 26/1, 27/1, 28/11, 28/5 and 29/4, of the total area of 14.5164 ha. The undeveloped part of the site of ca. 4 ha area offers further building expansion possibilities. The current design of the building presupposes following designation: production hall, office and social, storage, customer service center, gas stations and other. The property is held by way of freehold title free from any encumbrances and burdens. Subject property is covered by the Local Master Plan. The zoning allows industrial use of the site.

## KEY FACTS:

- over 30,970 sq m of modern industrial space
- over 14.5 ha site, including ca 4 ha allowing further expansion
- property held by way of freehold title, free of any encumbrances and burdens
- property covered by the Local Master Plan, allowing industrial use
- excellent access to major road system in Poland – (S5, S11, A2, road number 92)
- emergency power supply – property equipped with a diesel generator of total power capacity 250 kVA
- all utilities in place

## SCHEDULE OF AREAS

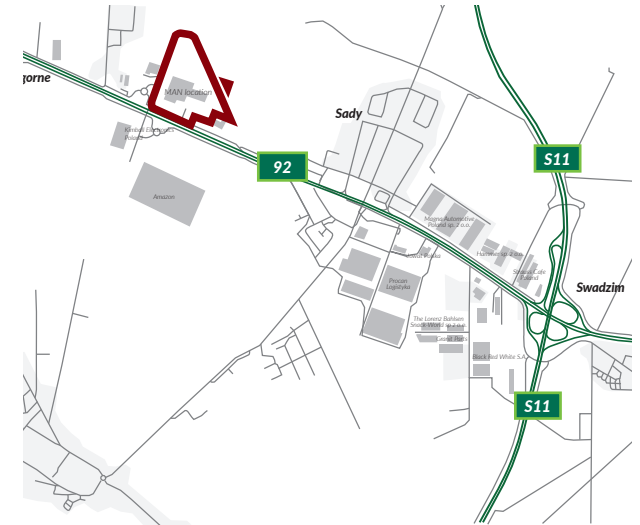
The table below shows only major areas constituting the property.

Surface (type)	Size (sq m)
Production hall	20 506
Office and social	3 752
Storage	2 839
Customer service centre (CSC)	1 723 with additional 246 sq m of office space
Gas station (LPG, Glycol, LCNG)	



## LOCATION

The subject property is strategically located in the Poznan region (Sady – Tarnowo Podgorne). This micro location is one of the strongest logistic hubs in Western Poland which has been proven by the large number of companies that have chosen to set up their base in the immediate vicinity.



## LARGEST COMPANIES IN THE REGION (VICINITY)

- Coca-Cola
- Magna Automotive
- Hemes
- Amazon
- Kimball Electronics
- Hammer
- Volkswagen
- Wrigley
- Unilever
- Calsberg
- SAB Miller
- Roche
- Stihl
- Prologis
- Imperial Tobacco
- MK Café
- John Deere
- Lorenz Snack-World
- Bridgestone
- Beiersdorf
- Unilever
- Imperial Tobacco
- Zeiss

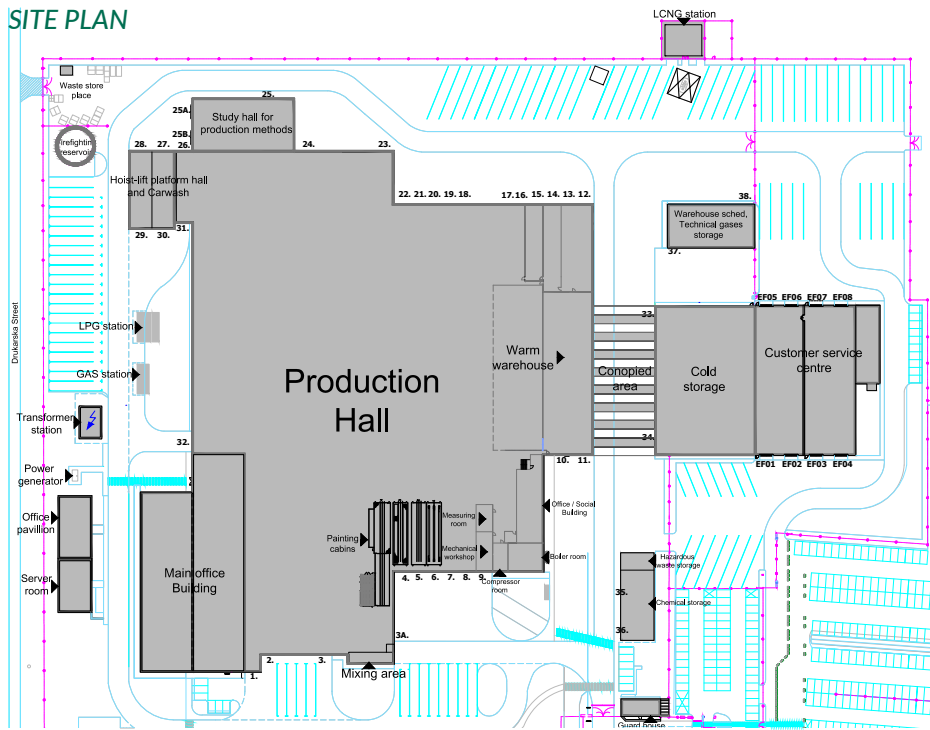
## ROAD INFRASTRUCTURE

- offers excellent access to Germany and the rest of the country via motorways and expressways
- newly constructed Poznan city ring road
- adjacent to the 4 lane express road 92
- only 3km away from the S11 junction (ring road of Poznan)
- only 15 km away from the A2 motorway connecting Warsaw and Berlin
- only 15 km away from the city center of Poznan

## INTERNATIONAL AIRPORT - POZNAŃ ŁAWICA

- located only 12 km away from property
- operated by carriers such as: Lufthansa, Lot, Eurowings, Ryanair, SAS and Wizzair
- providing convenient connections to: Poland, Spain, Great Britain, Ireland, Germany, Holand, Denmark, Greece, Malta, Sweden, Norway, France and Italy.

## SITE PLAN



## STRENGTHS & OPPORTUNITIES OF THE PROPERTY

### STRENGTHS

- local Master Plan in Place allowing Industrial use of the site
- well recognized and established industrial location
- excellent road accessibility (road 92, S11,S5, A2)
- favourable location on the map of Poland- halfway between Berlin and Warsaw
- modern and well maintained manufacturing building allowing immediate start of operations
- possible expansion
- flexible nature of the building
- excellent accessibility to well educated workforce
- excellent exposure from the major road

### OPPORTUNITIES

- improving road infrastructure in the region, including further development of the S3, S5 and S11 express roads.
- limited supply of modern secondary industrial properties for sale
- overall strong economic climate in Poland
- potential possibility of obtaining Special Economic Zone status for the property to benefit from CIT tax exemptions, subject to the discussion with SEZ authorities and decision of the Ministry of Economy.
- according to the local municipalities and based on the resolution undertaken in 2014 the entrepreneurs interested in starting their activity in Tarnowo Podgórze, can be subject to the property tax exemptions for the period of three years. Details information in this respect should be individually searched in respective offices of local municipalities or should be consulted with appropriate tax advisors.

## POZNAN SUBMARKET

- poznan - city of 550.000 inhabitants, it is one of the largest cities in Poland
- the region has several special economic subzones and investment parks which play a significant role in attracting investors.
- poznan has one of the highest gross domestic product (GDP) after Warsaw and Krakow. amounting to EUR 8.6 billion.
- its economy is structurally diversified and well-developed in terms of different sectors which are: automotive, white goods, high-tech, machinery and equipment production, food processing and services.

### Average monthly gross salaries in PLN in enterprise sector in major Polish cities

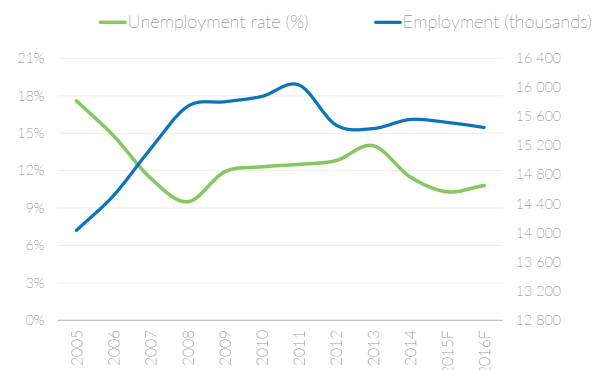


Source: Central Statistical Office, 2014

## LABOR MARKET

- poznan is one of the most important academic centers in Poland (116 969 students)
- poznan provides easy access to well educated labour force
- average monthly gross salary in Poznan in enterprise sector in 2014 amounted to 4.422 PLN

### Unemployment rate in Poland (%) and average employment (thousands) in Poland



Source: Central Statistical Office, F - Oxford Economics forecasts

## CONTACT DETAILS

In case of any questions please refer to the responsible selling agents:



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