

# Olaine Industrial

LATVIA



## TOTAL LAND AREA

200 ha

## FUNCTIONAL ZONING

Logistics/Warehouses/Industrial/Commercial

## DISTANCES TO

Via Baltica Road 2 km

Riga Ring Road 8 km

Riga Sea Port 26 km

Riga International Airport 18 km

## KEY BENEFITS

- Excellent location and site access — next to one of the main international transit roads in Latvia with direct motorway and railroad access
- Fast road and railway connection to Riga city center, Riga Ring Road, Via Baltica and the Riga International Airport
- All utility connection points at the site
- Recognized brand of municipality of Olaine as an industrial town with a good worker pool for logistics, warehouse and industrial uses

## UTILITIES

Gas/Water/Sewage/Electricity

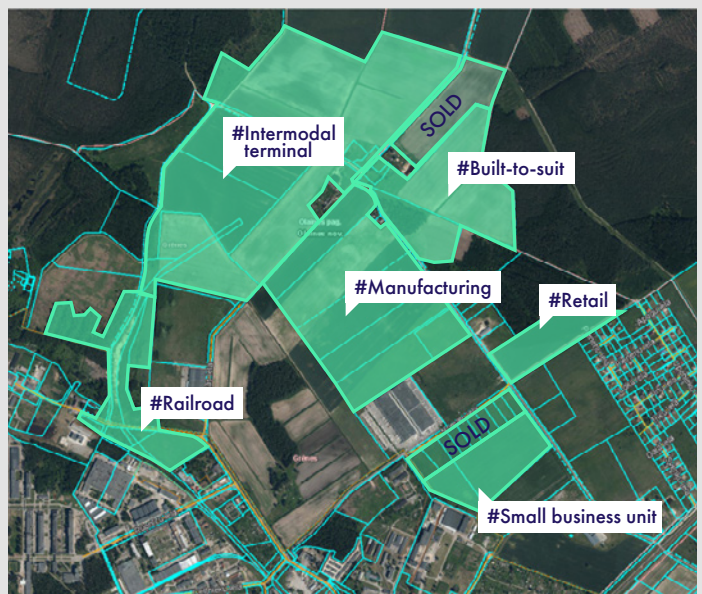
## SITE PARAMETERS AND PRICE

Site	Site area	Sales price	Site	Site area	Sales price
#Railroad	17 ha	4-8 EUR/m <sup>2</sup>	#Manufacturing	48 ha	4-8 EUR/m <sup>2</sup>
#Intermodal terminal	89 ha	4-8 EUR/m <sup>2</sup>	#Retail	9 ha	4-8 EUR/m <sup>2</sup>
#Built-to-suit	25 ha	4-8 EUR/m <sup>2</sup>	#Small business unit	12 ha	4-8 EUR/m <sup>2</sup>

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## POTENTIAL SITE USES INCLUDE

- # Railroad – disposed for small manufacturers or third party logistics companies.
- # Intermodal terminal – with a railway and road access. Technical infrastructure allows to carry at least 20,000 TEU (twenty foot equivalent) yearly.
- # Built-to-suit – recommended for built-to-suit facilities for warehousing and logistics.
- # Manufacturing – production and storage premises area could be developed in phases.
- # Retail – intended for retail use to serve growing Olaine vicinity population.
- # Small business unit – plot can be easily divided into smaller units 1-2 ha. Ready-made infrastructure and proximity to the main roads makes plot suitable for manufacturers, 3 PL and other needs.



## VICINITY IMAGES



Nordic Industrial Park



Maxima Logistics

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