

# INVESTMENT OPPORTUNITY, Latvia

## Commercial / Industrial Development - 'KNAUF'

### KEY BENEFITS

- Excellent location - close to the VIA Baltica highway and Riga Ring Road that connects routes E67 and E77.
- Gateway to Russia and Asia. Located on the side of the planned Moscow road.
- Good accessibility — fast road connection to Riga city center and Riga International Airport.
- Salaspils municipality is recognized as a developed industrial and logistics region.



### LOCATION

#### Distances to:

- Salaspils City ..... 4 km
- Riga Ring Road ..... 4 km
- Riga City Center ..... 17 km
- Riga Sea Port ..... 20 km
- Riga International Airport ..... 29 km

### PROPERTY DESCRIPTION

- Total land area: **98 ha**
- Functional zoning: **Logistics/Warehouses/Commercial**
- Utilities: **Available connection to gas line and electricity line with capacity of 20 KW, city water and sewerage - local connection possible.**



/Macro location/




The land plot block is highly attractive for its strategic location for distribution in Latvia. It gives opportunity to develop industrial, logistic, light/heavy industry and commercial infrastructure. In the Southern part the development of residential village set up is possible.

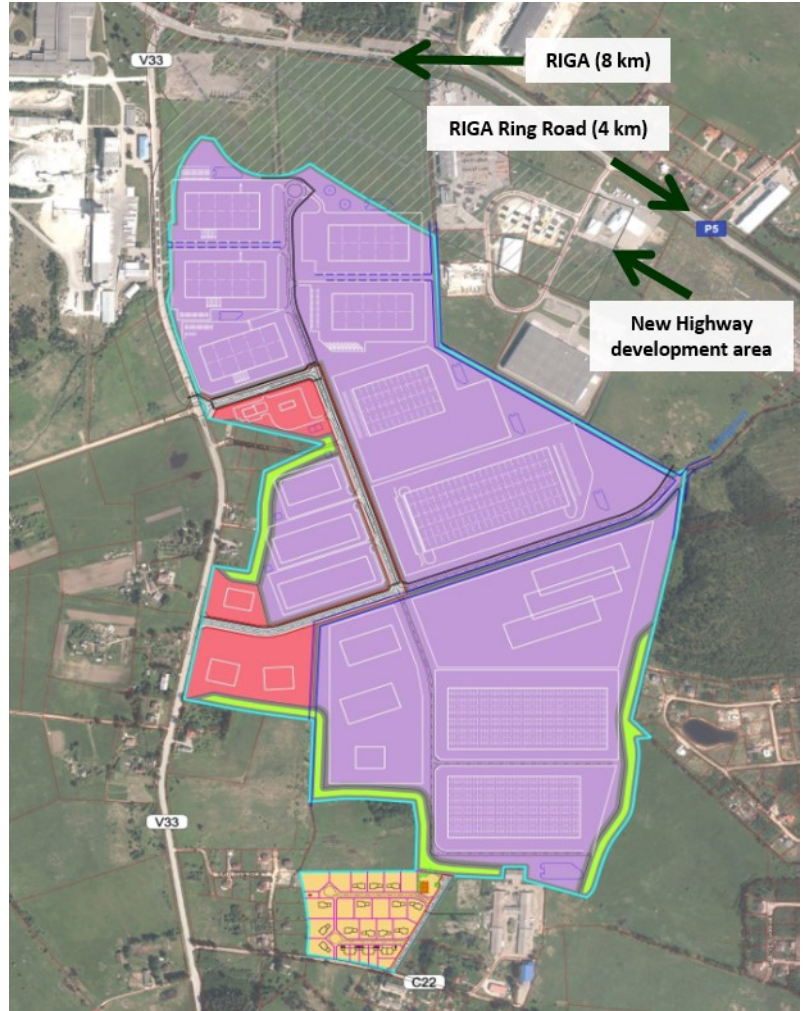
The neighborhood area of the land plot is already developed with several warehousing, logistics and other objects. The construction materials factory KNAUF is just on the opposite side of the road, a RENAULT dealership and KEUHNE + NAGEL Group - one of the world's leading logistics companies borders the project.

# INVESTMENT OPPORTUNITY, Latvia

Commercial / Industrial Development - 'KNAUF'

## TERRITORY ZONING

-  Industrial Building Area
-  Commercial Area
-  Low Rise Residential Area



/Neighbourhood area — Kuehne +Nagel Group Office/



/Neighbourhood area — KNAUF Factory/