

PRIME DEVELOPMENT OPPORTUNITY, Latvia

Commercial land next to RAIL BALTICA INTERMODAL TERMINAL 'Kaijas Logistics'

KEY BENEFITS

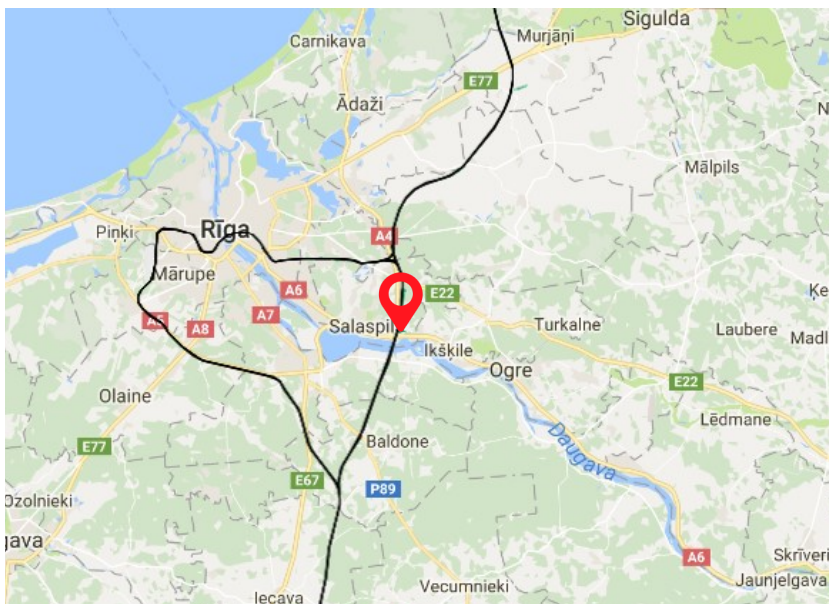
- **Development opportunity next to a multi-million Rail Baltica Intermodal Freight Terminal Rail Baltica** — key project in the EU's new TEN-T core network connecting Baltic States to Central and Western EU
- Gateway to Russia and Asia
- Excellent location — intersection of national standard railway and high speed Rail Baltica, on via Baltica the Highway
- Good accessibility — direct railroad and motorway access to the site



LOCATION

Distances to:

- 🚧 Via Baltica Highway **crossing**
- 🏙️ Riga City Center **15 km**
- ⚓ Riga Sea Port **16 km**
- ✈️ Riga International Airport **32 km**



- 📍 Site macro location
- Rail Baltica route in Latvia

PROPERTY DESCRIPTION

Total land area: **97 ha**
Functional zoning: **Commercial development (logistics, trade objects, offices)**

Property is located in Salaspils municipality, near the crossroads of motorway A6 Riga — Moscow and A4 part of Via Baltica road and Riga ring road. The area will be in the insertion of national standard railway Riga — Moscow and interoperable North — South EU standard high speed railway corridor linking Helsinki - Tallinn - Riga - Vilnius - Warsaw and prolonging the route to Berlin and Venice.

Being next to Rail Baltica Intermodal Terminal, the Project will provide possibility for rail - to - rail, rail - truck - rail reloads and warehouse and bulk operations.

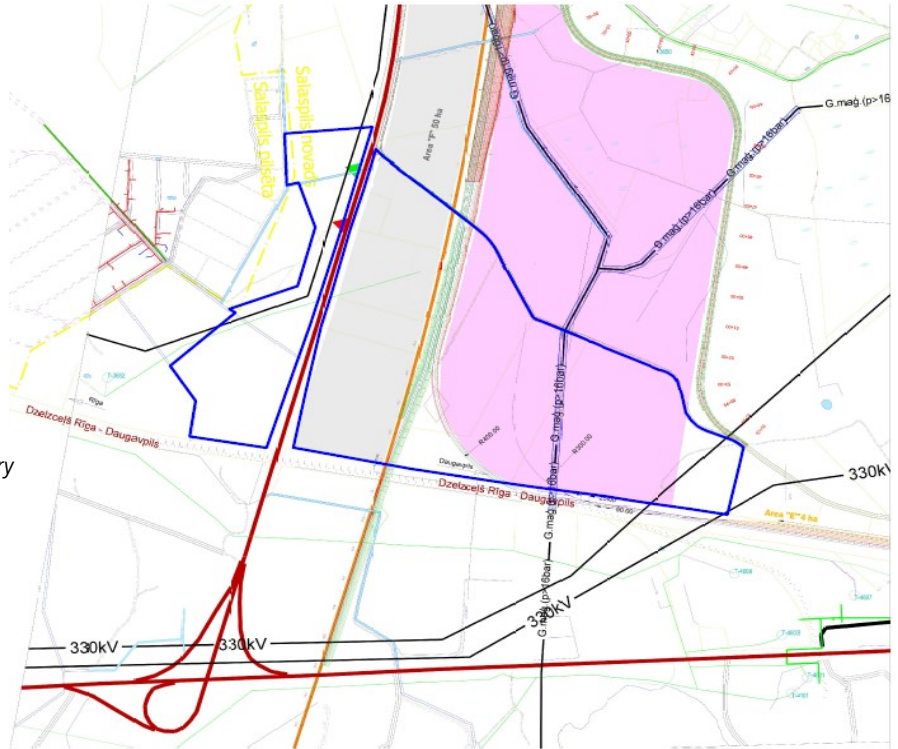
Excellent location and development possibilities makes this property well positioned for logistics companies offering transit solutions.



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PLANNED TERRITORY ZONING

Currently Latvian Ministry of transport develops Local plan for Intermodal logistics terminal area, with the aim to provide the basis for territory development. The Local plan will be based on AECOM research.



-  Intermodal Logistics Terminal territory
-  DOMUSS/NCH property

RAIL BALTICA INTERMODAL LOGISTICS TERMINAL

/Illustrative images Rail Baltica Intermodal Logistics Terminal in Salaspils/

