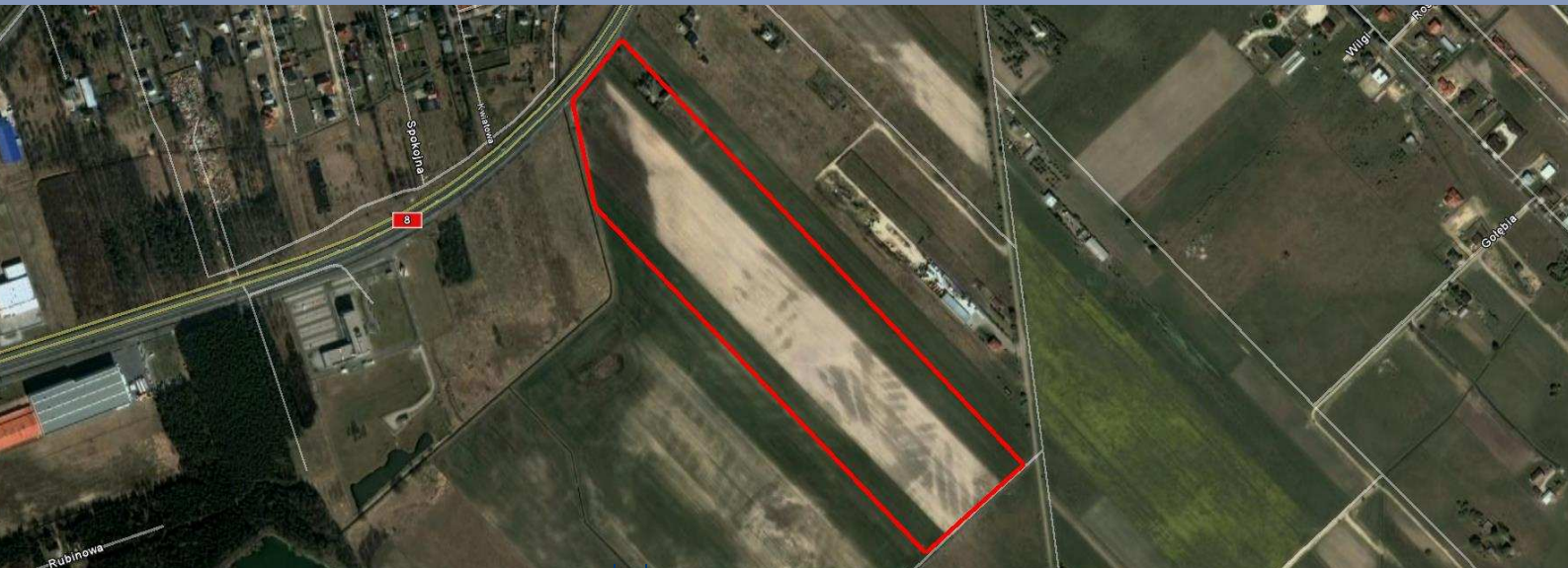


Industrial Plot KAJETANY

Kajetany, Nadarzyn commune, 8.4 ha



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LOCATION:

The property is located in Kajetany town in commune Nadarzyn in mazovian voivodship, just 25 kilometers south west of the Centre of Warsaw.

ACCESS

The plot is located directly at the National Road no. 8, running from Augustów to Warsaw, Mszczonów, Wrocław up to the border crossing with Czech Republic in Kudowa Zdrój.

MASTER PLAN:

The property is under Master Plan – designation U.P – i.e. services and production function, allowing for production, warehouses and storage developments.

INFRASTRUCTURE:

Infrastructure close to the plot.

PRICE:

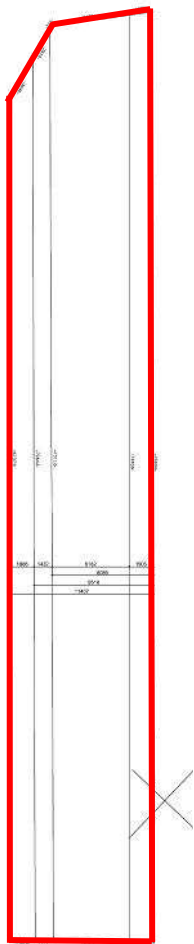
Price 60 EURO per sqm.

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MASTER PLANNING:

The property is under Local Master Plan of Kajetany village enacted on 13th of September 2002, with act no. XLVIII/491/2002 of Nadarzyn Commune Council, informing that the plot is under services and production function with multifunction zone designated U.P.

It is described that under services and production function, one should understand: headquarters of companies specializing in industrial and manufactured production, construction, retail, wholesale, hotels and restaurants, transport, warehouses, post offices and telecommunication, administration, financial intermediation, technical services and repair of vehicles, sale of petrol and widely understood services for other economic entities and population, as well as allows for locations, storages and warehouses in which these activities are being held.

Master Plan permits:

- division of plots of land (minimum area of each plot is 0.3 ha)
- 20 % of biologically active area on each plot
- sloping roof
- buildings length no longer/wider than 300 m in each direction
- maximum height – up to 12 meters for 0.3 ha plots
- maximum height – up to 20 meters for plots above 4.0 has
- height of telecommunication or electricity pylons - up to 35 meters on plots above 4.0 has
- if on a neighboring plot existing or planned residential buildings are located, the maximum height of services-production buildings is permitted to be 12 meters
- parking lot restrictions:
 - Office and administrative space – ca. 30 parking places per 1,000 sqm of GLA
 - Warehouses – 5 parking places per 1,000 leasable space
 - Production buildings – 40 parking places per 100 of workers (or 1,000 of usable space)

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