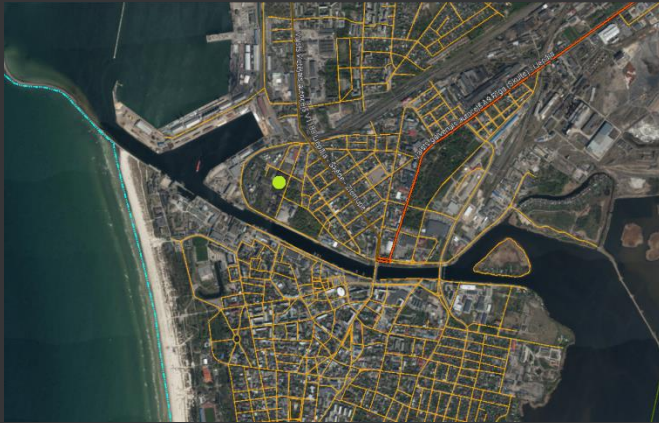


Linoleum Factory

Latvia, Liepāja

Oskara Kalpak street 5/9, Upmalas street 9, Upmalas street 11/13

(reconstructable building complex suitable for production, warehouses and offices with further development possibilities)



- Situated within Liepāja's Special Economic Zone and adjacent to the city center of Liepāja
- Convenient access to various modes of road transportation, with direct connections to the primary national highways A9 (Liepāja - Riga), A11 (Liepāja-Lithuania border), and the national regional highway P111 (Grobina – Ventspils)
- Immediate proximity to Liepāja port and its railway infrastructure
- The city center of Liepāja is just 1.5 km away
- Public transport stops are within 500 meters
- Liepāja airport is located just 5 km away



Total land area: 53,473 m²

Total building area: 37,542.2 m²

- Fully enclosed and secured territory
- Four entrances for vehicular access
- Spacious asphalted area for maneuvering and parking of cargo vehicles
- Connection to the railway network (reconstructible)
- Large area for the construction of new buildings
- Water tower with a water reservoir capacity of 66.0 m³ (reconstructible)
- Firewater reservoir with a structural volume of 200.0 m³ (reconstructible)
- Oil storage facility with a structural volume of 300.0 m³ (reconstructible)
- Grading facility (engineering structure for cooling) with a structural volume of 64.0 m³ (reconstructible)

Utilities within the property territory or in its immediate vicinity:

- Electricity supply
- Local water supply, deep well
- Centralized city water supply
- Centralized city sewer system
- Centralized city heating supply
- Gas supply



Space available for rent:

1. For manufacturing and office (reconstructible)

- Area: 13,054.4 m²
- Four above-ground floors and a basement
- Building volume: 89,614 m³
- Ceiling height from 3.4 to 9.4 meters
- Price: 2.00 – 4.00 EUR/m²



2. For storage / manufacturing / office (reconstructible)

- Area: 6,114.7 m²
- One above-ground floor
- Building volume: 36,190 m³
- Ceiling height from 3.7 to 7.2 meters

3. A parking area is available in a 7000 m² area