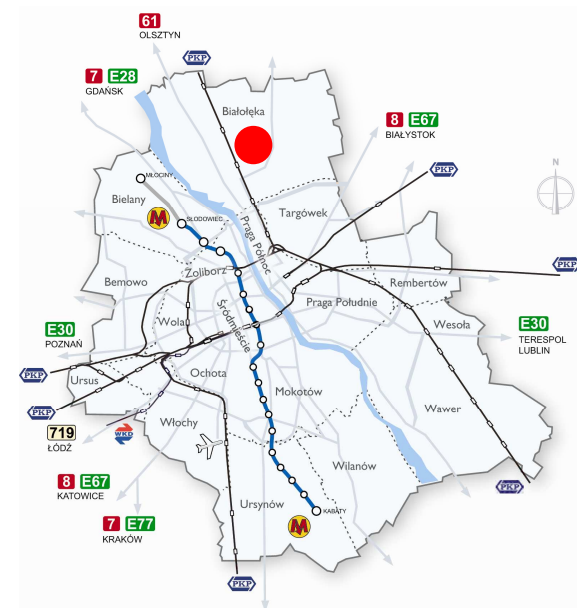
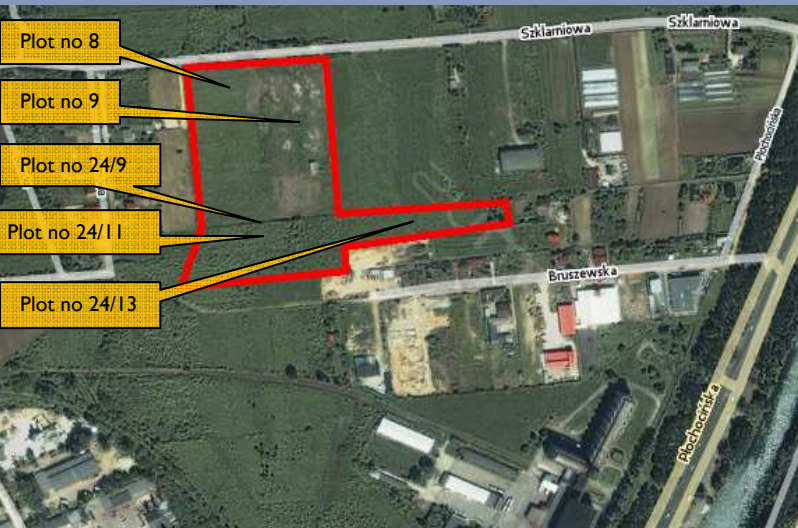


INDUSTRIAL DEVELOPMENT SITE

WARSZAWA Szklarniowa Street

Warsaw 6,1 ha



LOCATION:

The Property is a 61 364 sqm site located at Szklarniowa Street, in Białołęka, consists of plots nos. 8, 9, 24/9, 24/11 and 24/13 in cadastral map 4-07-18. Białołęka District is currently one of the fastest growing district in Warsaw. Location offers excellent exposure and visibility along one of the most important roads in Białołęka District, Płochocińska Street. Proposed investment site is situated very close to the planning Northern Bridge Route.

ACCESS:

Currently access to the side is provide via Szklarniowa Street. The offered site is serviced by several bus lines, including nos. 104, 705, 734, 735, 736 from stop situated in front of the site at Płochocińska Street.

It is important to notice that the location will benefit from the developing of Northern Bridge Route, which allows excellent access from all important locations within the Warsaw metropolitan area and is easily accessible by public transport system.

INFRASTRUCTURE:

All necessary infrastructure, including water, sewage system, city heating and electricity available from Szklarniowa Street.

KAROL OSIECKI
Associate Director
LAND DEPARTMNET
+48 501 691 707
karol.osiecki@colliers.pl

COLLIERS INTERNATIONAL POLAND
Pl. Piłsudskiego 3, 4th floor
00-078 Warsaw
Tel.: +48 22 331 70 00
Fax : +48 22 331 78 01
www.colliers.com

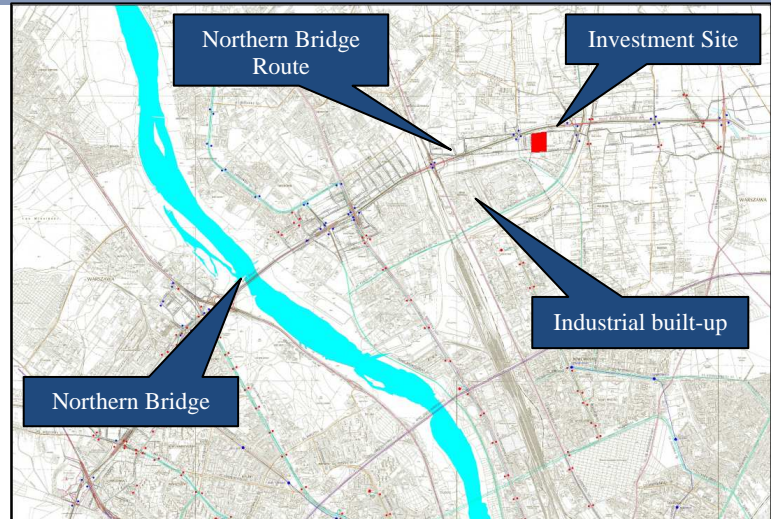
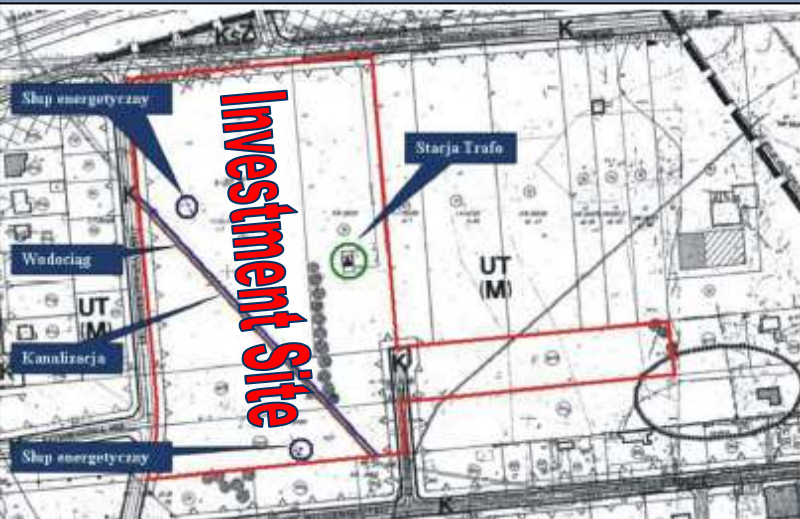


Our Knowledge is your Property

INDUSTRIAL DEVELOPMENT SITE

WARSZAWA Szklarniowa Street

Warsaw 6,1 ha



KAROL OSIECKI
Associate Director
LAND DEPARTMENT
+48 501 139 707
karol.osiecki@colliers.pl

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VICINITY:

The neighbourhood surrounding Szklarniowa Investment Site is of industrial nature with many service and production properties. In the direct environs of the plot, on the south site Corn-Windmill Establishment can be found. Directly to the south-west is located Faelbet Works. Further from the plot, in a radius of 1,5 km one can find Central Industrial Park, Northern Municipal Water Supply System, Cebet Establishment and many other industrial buildings.

ZONING:

The site is subject to Master Development Plan, approved Resolution No. XXIII/392/2003 by City Council of Warsaw in 18.12.2003. The local plan provides services dedicated for the agglomeration, services trade, a particularly small establishments, warehouses, storage facilities, infrastructure facilities, technical support. Maximum height of the building shall not exceed 12 meters, and area biologically active shall be not less than 30%. Local Master Plan allows also residential development both in form of segment housing and single-family built-up.

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