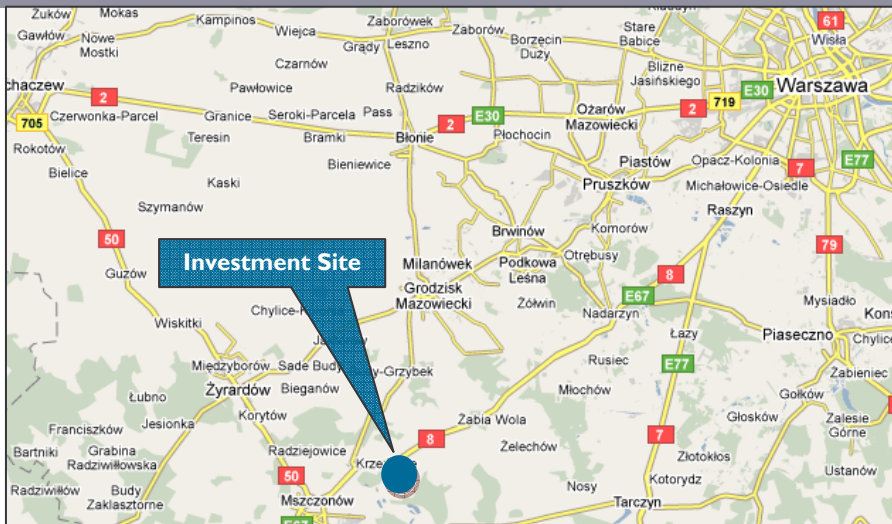


INDUSTRIAL INVESTMENT SITE

MAZOWIECKIE RADZIEJOWICE

Radziejowice 2,0551 ha consists of plots nos. 298/6 and 299/6



LOCATION:

The Property is a 2,0551 ha site located in Radziejowice, powiat Żyrardowski, voivodeship Mazowieckie and consists of plots nos. 298/6 and 299/6 in cadastral map 0019-Radziejowice.

Location offers excellent exposure and visibility along one of the most important roads in this region, voivodeship road 579 and Expressway S8 (part of E67). European route E 67 is a highway running from Prague in the Czech Republic to Helsinki in Finland by way of Poland, Kaunas (Lithuania), Riga (Latvia), and Tallinn (Estonia). It is known as the Via Baltica between Warsaw and Tallinn, a distance of 670 kilometers (420 mi). It is the most important road connection between the Baltic states.

ACCESS:

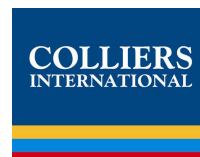
The Property benefits from excellent access from all important locations within the Mazowieckie voivodeship. The offered site allows for convenient communication both to Warsaw and Wrocław directly via E67. Additionally the property is located very close to highway A2 which is connecting Warsaw with Berlin through Poznań.

ASKING PRICE:

PLN 110 /sqm

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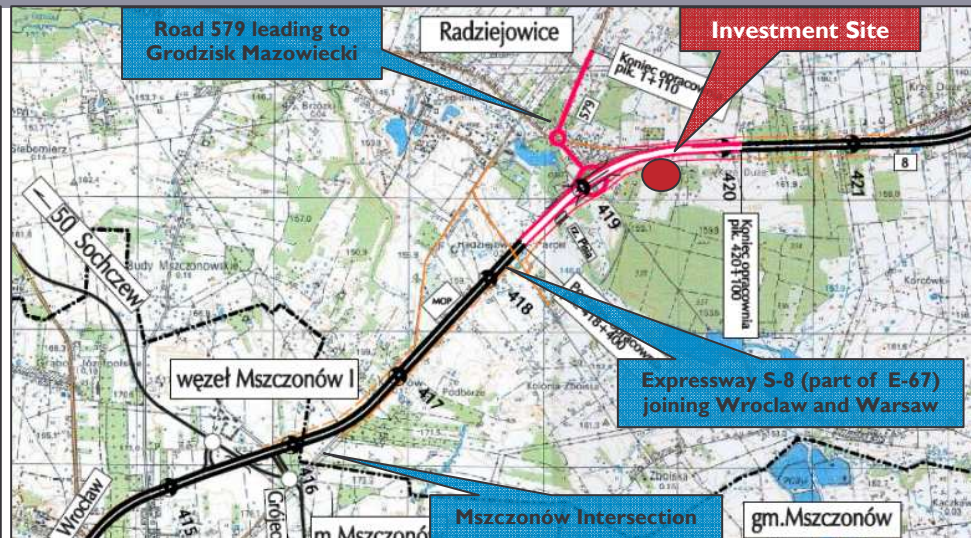
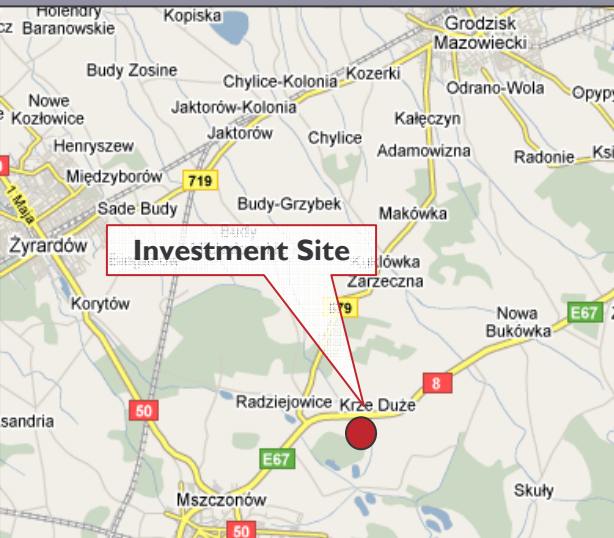
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INDUSTRIAL INVESTMENT SITE MAZOWIECKIE RADZIEJOWICE

Radziejowice 2,0551 ha consists of plots nos. 298/6 and 299/6



VICINITY:

Radziejowice Investment Site is an interesting location for industrial built-up due to its perfect transit location. In the direct environs of the plot, on the north site Expressway S8 can be found. Directly to the south west Mszczonów Intersection is located. Further from the plot, in a radius of 15 km one can find important road traffic points: Żyrardów and Grodzisk Mazowiecki.

ZONING:

Investment sites are subject to Master Development Plan, approved Resolution No. XX/108/2008 by Commune Council of Radziejowice in 20.08.2008. The local plan (described as 2U) allows development for service activity (including retail and office services, hotels, restaurants and warehouses). Development intensity account for 0.7, maximum height of the building shall not exceed 12 meters (but not more than 3 storeys) and area biologically active shall be not less than 35%. Local Master Plan provides direct access to the plots both via Expressway S8 and local roads. Master Plan also provides minimum numbers of parking spaces (2 parking lots for every 100sqm of useable area). Additionally, it is important to notice that there is a possibility to divide the plot into the smaller sites (plot area after division shall be not less than 2 000sqm).

The sites are also partially designated for public communication, particularly for extension Expressway S8 (described as 1KDS) and local roads (described as 1KD).

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