

PRODUCTION HALL DATA

1. Name of production hall / **Nazwa hali produkcyjnej**
Tokarska 2 – Logistic Centre Mełgiewska Project

2. Location / **Lokalizacja**

Numer działki : 1/17, 1/18, 1/19

Town / Street
Miasto / Ulica
Lublin

Province (Voivodship) / **Województwo**
Lubelskie

Special Economic Zone / **Specjalna Strefa Ekonomiczna**
No

Technology / Industrial Park
Park Technologiczny / Przemysłowy
No

Website / **Strona internetowa**
<http://clm.lublin.pl/>

3. Owner / **Właściciel obiektu**
Centrum Logistyczne Mełgiewska

3.1 Contact person / **Osoba do kontaktu**

Name, surname
Imię, nazwisko Karol Kondrat

Tel: +48 510 310 777

e-mail: karol.kondrat@magazyny24.net

4. Basic data for production hall / **Podstawowe dane dotyczące hali produkcyjnej**

4.1 Usable space (except: social and office space) / **Powierzchnia użytkowa (nie dotyczy: powierzchni socjalnych i biurowych)**

Area Powierzchnia	approx. 28 000 (modules: from 2 000 to 10 000)	sq.m. m²	Number of storeys Liczba kondygnacji	1
Height Wysokość	10	m	Year of construction Rok budowy	1999
Floor carrying capacity Nacisk na posadzkę	-	kN / sq.m. kN / m²	Year of modernization Rok modernizacji	2017 (I quarter)

4.2 Present technical condition / **Obecny stan techniczny**

- | | | | |
|--------------------------------|-------------------------------------|----------------------------|--------------------------|
| • Excellent / Doskonały | <input checked="" type="checkbox"/> | • Standard / Średni | <input type="checkbox"/> |
| • Good / Dobry | <input type="checkbox"/> | • Poor / Słaby | <input type="checkbox"/> |

4.3 Total area of land 127500 sq.m.
Całkowita powierzchnia m²
terenu

5. Transport link / Połączenia transportowe

- Nearest motorway / National road S12/S17/S19 – 1km
Najbliższa droga szybkiego ruchu / krajowa [km]
- Nearest voivodship city Lublin – 5km to city center
Najbliższe miasto wojewódzkie [km]
- Nearest international airport Lublin Airport – 10km
Najbliższe lotnisko międzynarodowe [km]

6. Infrastructure / Infrastruktura

- Power / Elektryczność
- Water / Woda
- Gas / Gaz
- Heating / Ogrzewanie
- Sewage system / Kanalizacja
- Access road for trucks / Dojazd dla ciężarówek
- Overhead cranes / Suwnice
- Railway siding / Bocznica

7. Terms of acquisition / Warunki nabycia

- Ownership / Własność
- Perpetual usufruct / Użytkowanie wieczyste
- Lease / Wynajem

7.1 Price in PLN, including hall and land 11 PLN (2,50 EUR)
Cena w pln, hali i działki

8. Additional information / Dodatkowe informacje

Why Lublin?

- Lublin is the biggest city in Eastern Poland with the number of inhabitants reaching **350,000**. It is also the **capital of Lublin Voivodship** populated by over 2 mln people. Lublin is a city, which gives very favorable access to Ukraine and Belarus.
- Lublin is well-connected with other regions thanks to an extensive **network of trains, buses and roadways**. The city benefits from heavy investments in transport infrastructure.
- Lublin is a dynamically developing industrial center with automotive sector as well as machine and aviation industries on the rise. Lublin-based companies are associated in the Eastern Metalworking Cluster and Lublin Cluster of Advanced Aviation Technologies which ensures an extensive network of potential partners and many opportunities to exchange know-how.
- Lublin is favorably located between Warsaw and eastern borders of Poland and European Union (**Warsaw 160 km, Hrebenne 85 km, Terespol 160km**). This provides opportunities for commercial expansion towards Eastern markets.
- Lublin abounds in qualified human resources thanks to as many as **9 higher education institutions** and more than **68 000** students and **20 000** graduates yearly.
- Lublin offers attractive investment areas in the **Special Economic Zone** next to the now-constructed S17 express road (Warsaw-Hrebenne) and only 10 km from the **Lublin Airport**.
- Lublin facilitates cutting down fixed costs. Employment and operational costs in Lublin are **20-30% lower** than in western Poland.
- Lublin has a big competitive advantage in relation to employees - **rotation of workers amounts to few percent each year**, while in western Poland it reaches even **40%**.
- Lublin is a city of young people. **52% of inhabitants are younger than 40** and **66% is at working age**.
- Lublin's residents are **multilingual**. In accordance with results of Study of Human Capital in Poland, **91%** of them speak English, **31%** German and **20%** Russian. A small proportion of them speak French, Italian and Ukrainian.

Special Economic Zone

The area of the LUBLIN SUBZONE is located in the south-east part of the city near Witosa St., close to the

currently constructed city ring-road, the S-17 express road interchange and the Lublin Airport.

The area of the Subzone today includes over 128 hectares of investment sites. Currently 41 companies invested in Lublin Subzone from which 28 have active permission to operate in SEZ. The total amount of expenditures realized by the Lublin Subzone entrants reaches 955 million PLN and current employment in the companies in SEZ exceeds 2 700 persons.

On the basis of the Permit issued by the Minister of Economy, investors conducting business activity in the Euro-Park Mielec Special Economic Zone, LUBLIN SUBZONE are entitled to benefit from public assistance, also referred to as regional aid, in the form of corporate income tax reliefs (CIT). The public assistance is granted with regard to:

1. investment expenditures
2. creation of new jobs

In Lublin the public aid rates reaches 50% for large companies, 60% for medium and 70% for small companies. It is maximum level available in whole Poland.

Every company which buy land in Lublin Subzone can obtain a 4-year relief from real estate tax.

Human capital

Lublin is the biggest academic centre in the Eastern Poland. **The University of Technology** educates each year hundreds of well-educated workers for industry. The authorities of the university are open for cooperation with business environment.

There are also four more public universities of international renown in Lublin (Maria Curie-Skłodowska University, John Paul II Catholic University of Lublin, University of Life Sciences. Medical University) and a dozen or so private colleges. Over **68 000** people study in the city, including over **5 500** foreigners. This puts Lublin on the **2th place** in terms of foreign student saturation among the Polish cities.

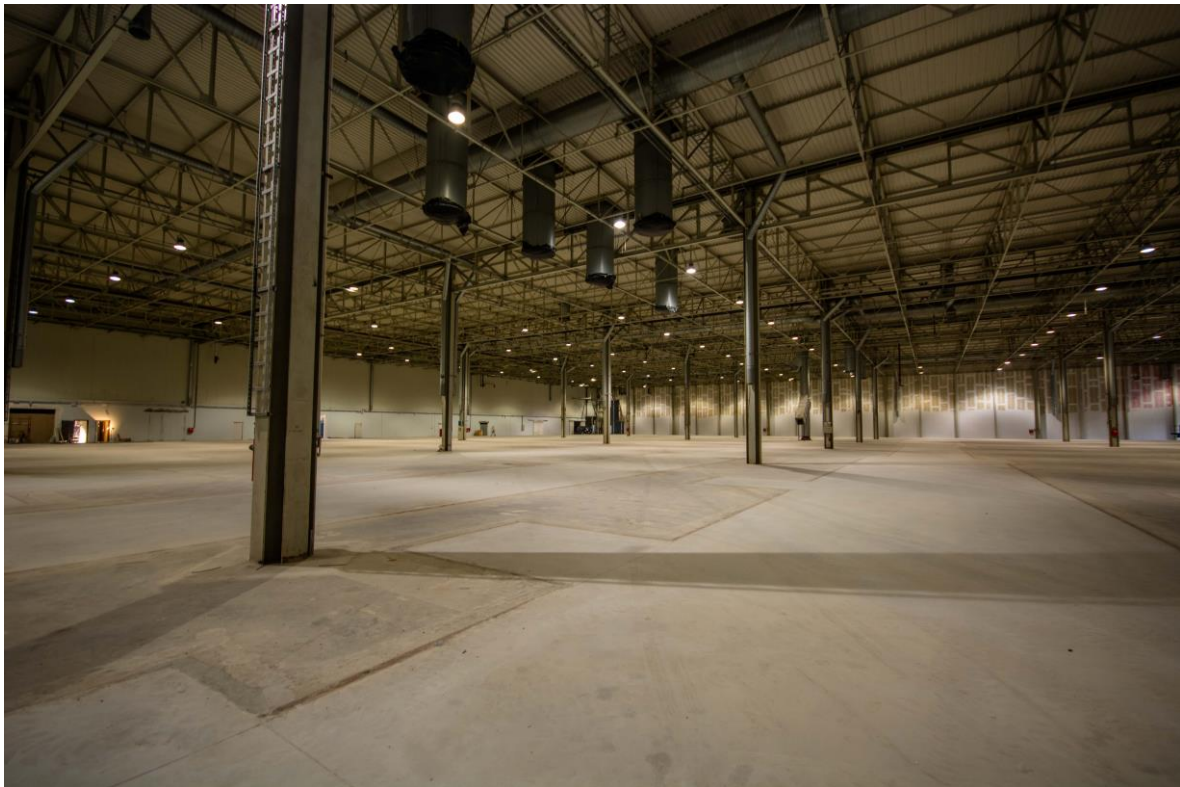
There are over 90 secondary schools in Lublin. Dozens of young technicians graduate from secondary education each year. They are an important asset of the city.

We are convinced that your company will find in Lublin loyal and hardworking employees, who will meet your expectations.

We are able to prepare a report of available human resources in Lublin for your company.

More information: Strategy and Investor Relations Department, phone: +48 81 466 25 00, e-mail: inwestorzy@lublin.eu





Date of the offer
Data przygotowania oferty

24.11.2016