

Territory in the port for sale



Main territory:

Mooring berth: length 495 meters (3 berths), depth till 7 meters with a possibility of deepening; with 2 portal cranes; with 17.6 hectare land plot and premises with total floor area of 44,000 m².

Additional territory:

A slip for taking the ships out of water and an adjacent land plot with total area 1.1 hectares (11,127 m²), with a traveling gantry crane.

Country - Latvia:

- membership in the European Union since 2004, member of the Schengen zone
- European legislature, transparent tax system, qualified personnel
- well-developed infrastructure and high potential for business development
- unique geographic location – a bridge between the West and the East
- territory of 64,589 km² (24,938 square miles)
- population of 2.013 million
- 700 thousand people in Riga – the capital of Latvia (www.riga.lv)
- 25 billion EUR of GDP in 2014
- the biggest in the Baltic countries international airport “Riga” (more than 70 direct flights)
- favourable immigration policy
- ideal place for investments



More information: www.latvia.eu

City - Liepaja:

- 3-rd biggest city in Latvia with territory of 60.4 km²
- over 70,000 residents in the city and districts
- ice-free port – one of the most important strategic ports of Latvia
- transshipment of bulk and general cargos, timber, coal, ferroalloys, cotton, cement, peat, grain, feedstuff, metal scrap, oversize and packed cargos
- regular ferry lines
- highly educated work force
- well-developed infrastructure
- special economic zone (LSEZ) for business development
- tax incentives for enterprises
- Cargo turn-over of Liepaja port:

Year	Reloaded, t
2014	5,299,900
2013	4,838,300
2012	7,431,500
2011	4,856,940



More information:

<http://investinliepaja.lv>

About Liepaja Special Economic Zone (LSEZ):

- exemption from customs and excise duties
- 0% VAT for construction work, communal utility services
- 80% tax remission for enterprises
- 80% tax remission for real property assets
- 37 enterprises in LSEZ
- territory of 3,739 hectares
- geographically advantageous location around the ice-free port
- Well-developed transportation network:
 - o 1 km from railway freight station
 - o 3.5 km from the ferry terminal
 - o 0.8 km from transit highway Liepaja-Riga
 - o 4 km from Liepaja international airport



More information:

<http://www.liepaja-sez.lv>

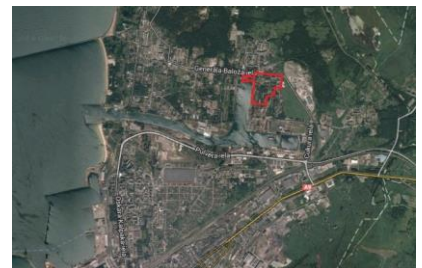
Description of the territory in Liepaja port for sale

Main territory:

- Land plot of total area 17.6 ha (176,352 m²), with adjacent mooring berths – with a possibility to conclude a lease agreement for 30 years (till 2045)
- Mooring berth of total length 495 meters, including berths No 17, 18 completely, and berth No 19 partially:
 - Berth No 17 – length 183.5 meters, depth – 6.3 meters, with a possibility to moor vessels of length up to 150 meters, width up to 20 meters and draft up to 6 meters;
 - Berth No 18 – length 213.4 meters, depth – 6.3 meters, with a possibility to moor vessels of length up to 165 meters, width up to 22 meters and draft up to 6 meters;
 - Berth No 19 – length 381.7 meters, depth – 7.0 meters, with a possibility to moor vessels of length up to 165 meters, width up to 22 meters and draft up to 6.2 meters;
 - Navigable depth at the mooring buoy – 12 meters;
 - Navigable depth of Tosmare canal – 10 meters (in perspective up to 12 meters)
- Portal crane – 32 tons
- Portal crane – 16 tons
- Traveling gantry crane – 10 tons
- 34 buildings with total area of the covered premises 44,000 m²
 - warehouses – 2,200 m², 1,800 m², 1,700 m², 1,400 m², 720 m², etc.
 - administrative building with floor area of 5,000 m²
- Garage for auto transport – 1,700 m²
- Two underground storages for petroleum products – total volume up to 4,000 m³
- All structures, buildings and equipment are not pledged, without any debts, and completely belong to the company
- All utilities are available – electricity, natural gas, municipal water and sewage, 2 artesian wells
- Approach railways within the territory with total length up to 600 meters

Additional territory:

- Slip for pulling ships out of the water on the shore, and adjacent land plot with total area 1.1127 ha (11,127 m²) – with a right for its lease for 30 years (till 2045)
- Traveling gantry crane – 32 tons
- 2 winches with total pulling force 300 tons
- Electricity, water supply



Main possibilities for the development of the territory:

- Reloading of the bulk and general cargos, timber, coal, ferroalloys, cotton, cement, peat, grain, feedstuff, metal scrap, oversize and packed cargos
- Arrangement of an industrial park
- Arrangement of a logistic center
- Development of production activities related to metal processing, timber processing, chemical industry and other areas
- Ship breaking/cutting for metal scrap
- Ship repair
- Stevedore services
 - o storage of cargos in the closed and open warehouses
 - o unloading and loading of goods from/to railway transport, trucks, ships, containers
- Leasing the premises
 - o 34 buildings with total area of the covered premises 44,000 m² (warehouses – 2,200 m², 1,800 m², 1,700 m², 1,400 m², 720 m², etc.), including 5-storey administrative building with floor area 5,000 m²
 - o Garage for auto transport – 1,700 m²
 - o Two underground storages for petroleum products – total volume up to 4,000 m³



Contacts

As the sole owners of the aforesaid property we are completely open for discussion of any forms of mutually beneficial cooperation for the use and development of our territory.

We will gladly consider all Your proposals, beginning from joint development of the territory till its partial use with lease, as well as its full or partial sale.

In case you are interested in purchasing the aforesaid property we kindly ask You to contact us to discuss the best possible price and payment conditions comfortable for both of us.

We will be glad to answer any additional questions as well as to provide any available additional information.

Inspection and examination of the property is possible at any time convenient to You.

Best regards,
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