



Site check list

Location	<p>Plot number</p> <p>Town / Commune</p> <p>Address (street, No)</p> <p>District / county</p> <p>Province (Voivodeship)</p> <p>Website PAIH</p> <p>Website WSEZ GIS (online map)</p>	<p>602/6, 618/2, 621, 629/11, 628/4, 627/3, 668/3, 668/4, 668/5, 668/6, 668/7, 668/11, 668/12, 668/13, 668/14, 668/15, 668/16, 668/17, 668/18, 668/19, 668/20, 668/21, 668/22, 668/23, 668/24, 668/25, 668/26, 668/27, 668/28, 668/29, 668/30, 668/31, 668/32, 668/33, 668/34, 668/35, 668/36, 668/40, 668/43, 668/45, 668/48, 669/2, 670/2, 670/3, 670/4, 670/5, 670/6, 670/7, 670/8, 670/9, 670/10, 670/11, 670/12, 670/13, 670/14, 670/15, 670/16, 670/17, 670/18, 670/19, 670/20, 670/21, 670/22, 670/23.</p> <p>Opole</p> <p>Inwestycyjna</p> <p>Opole</p> <p>opolskie</p> <p>https://baza.paih.gov.pl/offer/detail/16-127?lang=en</p> <p>https://gis.invest-park.com.pl/#investment-areas/details/983/map=17/1979168/6565781.87/0</p>
Area of property	<p>Available area</p> <p>Possibility for expansion</p>	<p>103,0985 ha</p> <p>Yes</p>
Property information	<p>Approx. land price (PLN/m2) including 23% VAT</p> <p>Valid zoning plan</p> <p>Link to the resolution</p> <p>Owner(s)</p> <p>Zoning</p>	<p>170 PLN/m2</p> <p>Yes</p> <p>https://prawomiejscowe.um.opole.pl/institution/18386/legalact/8712/18386</p> <p>WSEZ "INVEST-PARK" Ltd.</p> <p>2P/U - areas of production, warehouses and storage facilities or commercial and service facilities.</p>
Land specification	<p>Differences in land level (m)</p> <p>Building height limit (m)</p> <p>Building coverage (%)</p> <p>Soil class</p> <p>Buildings / other constructions on site / obstacles</p>	<p>5 m</p> <p>50 m</p> <p>70%</p> <p>IIIb - 32,286 ha, IVa - 28,1051 ha, IVb - 22,6504 ha, V - 14,4271 ha, Lz - 3,1047 ha, inne - 2,5252 ha.</p> <p>Small remainings of agriculture warehouse building with square.</p>
Existing infrastructure	<p>Energy network</p> <p>Gas network</p> <p>Water supply network</p> <p>Sewage network</p> <p>Rainwater</p>	<p>Yes</p> <p>Connection point (distance from the boundary) (m) - ca. 20 m</p> <p>Voltage (kV) - 15 kV</p> <p>Available capacity (MW) - 2 MW (possibility of expansion - 20 MW in 16 months 80 MW on 110 kV in 33 months 360 MW in 44 months)</p> <p>Yes</p> <p>Connection point (distance from the boundary) (m) - ca. 20 m</p> <p>Available capacity (Nm3/h) - 630 Nm3/h (possibility of expansion - 15000 m3/h in 33 months)</p> <p>Yes</p> <p>Connection point (distance from the boundary) (m) - 0 m</p> <p>Available capacity (m3/24h) - 300 m3/24h (possibility of expansion - 7000m3/24h in 24 months)</p> <p>Yes</p> <p>Connection point (distance from the boundary) (m) - ca. 0 m</p> <p>Available capacity (m3/24h) - 1100 m3/24h (possibility of expansion - 7000m3/24h in 24 months)</p> <p>No</p>
Transport links	<p>Access road to the plot</p> <p>Nearest motorway / express road / national road (km)</p> <p>Railway line (km)</p> <p>Railway siding (km)</p> <p>Sea and river ports up to 200 km (km)</p> <p>Nearest international airport (km)</p> <p>Nearest province capital (km)</p>	<p>National road</p> <p>Road width - 7 m</p> <p>National road (no. 46 & 94) - distance 0 km</p> <p>A4 (E40) - distance 8 km</p> <p>Dąbrowa - distance 1 km</p> <p>Opole - distance 8 km</p> <p>Port Opole - distance 8 km</p> <p>Wrocław "Copernicus Airport Wrocław" - distance 92 km</p> <p>Opole - distance 0 km</p>

Contact	<p>Sales and Business Development Department</p> <p>Phone: + 48 74 664 91 54</p> <p>e-mail: drb@invest-park.com.pl</p>
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