



Site check list

Location	Plot number Town / Commune Address (street, No) District / county Province (Voivodeship) Website PAIH Website WSEZ GIS (online map)	571/93 Brzeg Rataje brzeski opolskie https://baza.paih.gov.pl/offer/detail/16-397?offerId=17123&lang=en https://gis.invest-park.com.pl/#investment-areas/details/1462/map=19/1939400.54/6597056.52/0
Area of property	Available area Possibility for expansion	2.0000 ha Yes
Property information	Approx. land price (PLN/m2) including 23% VAT Valid zoning plan Link to the resolution Owner(s) Zoning	105 PLN/m2 Yes https://bip.brzeg.pl/dokumenty,5_590 WSEZ "INVEST-PARK" Ltd. P-U – area for production facilities, warehouses and storage or services facilities.
Land specification	Differences in land level (m) Building height limit (m) Building coverage (%) Soil class Buildings / other constructions on site / obstacles	1 - 2 m 25 m 60% other - 2.0000 ha None
Existing infrastructure	Energy network Gas network Water supply network Sewage network Rainwater	No Connection point (distance from the boundary) (m) - ca. 200 m Voltage (kV) - 15 kV Available capacity (MW) - up to 12 MW from GPZ Hermanowice (3.5 km) - connection time about 18-30 months. Network developed by local distributor ESV.S.A. No Connection point (distance from the boundary) (m) - ca. 450 m Available capacity (Nm3/h) - 2500 Nm3/h No Connection point (distance from the boundary) (m) - ca. 50 m Available capacity (m3/24h) - 100 m3/24h No Connection point (distance from the boundary) (m) - ca. 450 m Available capacity (m3/24h) - 100 m3/24h No
Transport links	Access road to the plot Nearest motorway / express road / national road (km) Railway line (km) Railway siding (km) Sea and river ports up to 200 km (km) Nearest international airport (km) Nearest province capital (km)	Internal road (999) Road width - 7 m + pavement National road (no. 94) - distance 1 km A4 (E40) - distance 14 km Brzeg - distance 6 km Opole - distance 42 km Port Opole - distance 42 km Wroclaw "Copernicus Airport Wroclaw" - distance 62 km Opole - distance 42 km

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