



Site check list

Location	Plot number Town / Commune Address (street, No) District / county Province (Voivodeship) Website PAIH Website WSEZ GIS	99/28 Jawor Cukrownicza jaworski dolnośląskie https://baza.paih.gov.pl/offer/detail/02-247?offerId=17051 https://gis.invest-park.com.pl/#investment-areas/details/732/map=17/1798608.32/6636208.92/0
Area of property	Available area Possibility for expansion	11.273 ha Yes
Property information	Approx. land price (PLN/m2) including 23% VAT Valid zoning plan Link to the resolution Owner(s) Zoning	222 PLN/m2 Yes https://edzienniki.duw.pl/legalact/2023/4631/ WSEZ "INVEST-PARK" Ltd. 2U-P - Production buildings, warehouses. Service / commercial buildings.
Land specification	Differences in land level (m) Building height limit (m) Building coverage (%) Soil class Buildings / other constructions on site / obstacles	3 - 5 m 50 m 90% IIIa - 3.6106 ha; IIIb - 5.8559 ha; IVa - 1.8064 ha No
Existing infrastructure	Energy network Gas network Water supply network Sewage network Rainwater	Yes Connection point (distance from the boundary) (m) - ca. 545 m Voltage (kV) - 20 kV Available capacity (MW) - 30 MW (possibility of expansion) Yes Connection point (distance from the boundary) (m) - ca. 34 m Calorific value (MJ/Nm3) - 35 MJ/Nm3 Pipe diameter (mm) - 315 mm Available capacity (Nm3/h) - 7000 Nm3/h Yes Connection point (distance from the boundary) (m) - ca. 34 m Available capacity (m3/24h) - 4800 m3/24h Yes Connection point (distance from the boundary) (m) - ca. 34 m Available capacity (m3/24h) - 4800 m3/24h Yes
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)	Indirect access to the plot. Communal asphalt road Road width - 15 m S3 (E65) - distance 1 km A4 (E40) - distance 25 km Town Jawor - distance 0,1 km Town Jawor - distance 0,1 km Port Wrocław - distance 76 km Wrocław "Copernicus Airport Wrocław" - distance 86 km Wrocław - distance 81 km

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