



### Site check list

<b>Location</b>	<b>Plot number</b> Town / Commune Address (street, No) District / county Province (Voivodeship) Website PAIH Website WSEZ GIS	<b>4/21, 4/25</b> Jawor Gottlieba Daimlera jaworski dolnośląskie <a href="https://baza.paih.gov.pl/offer/detail/02-473?offerId=17047&amp;lang=en">https://baza.paih.gov.pl/offer/detail/02-473?offerId=17047&amp;lang=en</a> <a href="https://gis.invest-park.com.pl/#investment-areas/details/728/map=16/1800824.79/6637739.39/0">https://gis.invest-park.com.pl/#investment-areas/details/728/map=16/1800824.79/6637739.39/0</a>
<b>Area of property</b>	Available area Possibility for expansion	30.7698 ha Yes
<b>Property information</b>	Approx. land price (PLN/m2) including 23% VAT Valid zoning plan Link to the resolution Owner(s) Zoning	222 PLN/m2 Yes <a href="https://edzienniki.duw.pl/legalact/2023/4631/">https://edzienniki.duw.pl/legalact/2023/4631/</a> WSEZ "INVEST-PARK" Ltd. 5U-P - Service or production area
<b>Land specification</b>	Differences in land level (m) Building height limit (m) Building coverage (%) Soil class Buildings / other constructions on site / obstacles	3 m 50 m 90% II - 9.8166 ha, IIIa - 20.0162 ha, IIIb - 0.5712 ha, IVa - 0.3658 ha No
<b>Existing infrastructure</b>	Energy network Gas network Water supply network Sewage network Rainwater	Yes Connection point (distance from the boundary) (m) - ca. 820 m Voltage (kV) - 20 kV/110kV Available capacity (MW) - 18,5 MW (possibility of expansion) Yes Connection point (distance from the boundary) (m) - ca. 20 m Calorific value (MJ/Nm3) - 35 MJ/Nm3 Pipe diameter (mm) - 315 mm Available capacity (Nm3/h) - 700 Nm3/h Yes Connection point (distance from the boundary) (m) - ca. 40 m Available capacity (m3/24h) - 4800 m3/24h Yes Connection point (distance from the boundary) (m) - ca. 40 m Available capacity (m3/24h) - 4800 m3/24h Yes
<b>Transport links</b>	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)	Communal asphalt road Road width - 10 m S3 (E65) - distance 0.2 km A4 (E40) - distance 24 km Town Jawor - distance 2 km Town Jawor - distance 2 km Port Wrocław - distance 75 km Wrocław "Copernicus Airport Wrocław" - distance 85 km Wrocław - distance 80 km

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