



Site check list

<b>Location</b>	<b>Plot number</b> Town / Commune Address (street, No) District / county Province (Voivodeship) Website WSEZ GIS	<b>83/13</b> Skarbimierz Opakowania Brzeski opolskie <a href="https://gis.invest-park.com.pl/#investment-areas/details/614/map=8/1859703.41/6639888.07/0">https://gis.invest-park.com.pl/#investment-areas/details/614/map=8/1859703.41/6639888.07/0</a>
<b>Area of property</b>	Available area Possibility for expansion	2.2599 ha Yes
<b>Property information</b>	Approx. land price (PLN/m2) including 23% VAT  Valid zoning plan Owner(s) Zoning	117 PLN/m2  Yes - Uchwała nr XXI/163/2021 z dnia 25.03.2021 WSEZ "INVEST-PARK" Ltd. 9P - Production facilities, bases, warehouses, storage facilities.
<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 - flat land (after macrolevelling) 50 m 80% other - 2.2599 ha No
<b>Existing infrastructure</b>	Energy network  Gas network  Water supply network  Sewage network  Rainwater	No Connection point (distance from the boundary) (m) - ca. 160-500 m Voltage (kV) - 15 kV Available capacity (MW) - 40 MW No Connection point (distance from the boundary) (m) - ca. 500 m Pipe diameter (mm) - 315 mm Available capacity (Nm3/h) - 0 Nm3/h, up to 5000 Nm3/h within 24 months No Connection point (distance from the boundary) (m) - ca. 200-500 m Available capacity (m3/24h) - 50 m3/24h No Connection point (distance from the boundary) (m) - ca. 200-500 m Available capacity (m3/24h) - 20 m3/24h No
<b>Transport links</b>	Access road to the plot  Nearest motorway / express road / national road (km) Railway line (km) Sea and river ports up to 200 km (km) Nearest international airport (km) Nearest province capital (km)	Communal asphalt road Road width - 7 m A4 (E40) - distance 10 km Town Skarbimierz - distance 2 km Port Opole - distance 58 km Wrocław "Copernicus Airport Wrocław" - distance 45 km Opole - distance 55 km

<b>Contact</b>	<b>Sales and Investor Acquisition Department</b> <b>Phone: + 48 74 664 91 54</b> <b>e-mail: <a href="mailto:biznes@invest-park.com.pl">biznes@invest-park.com.pl</a></b>
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