



# Production, Warehouse And Office Building

Stūrainu iela 8

2024 Q2



Airport	23 km
Center	12 km
Free Port A6	34 km
A6	4 km



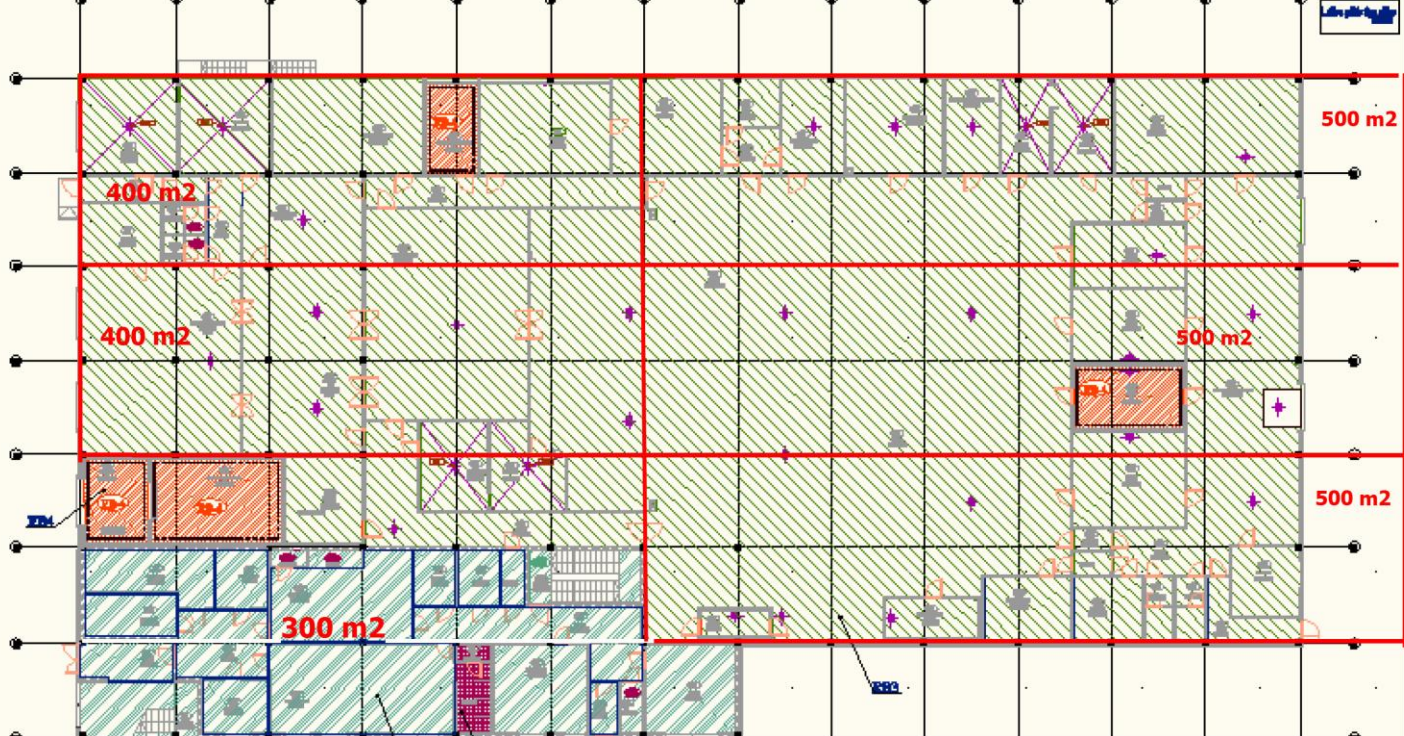
Land plot for industrial construction **8023 m<sup>2</sup>**



Planned warehouse and office building **2790 m<sup>2</sup>**



Rent rate:  
Warehouse **5.90 EUR/m<sup>2</sup> + VAT**  
Office **7.00 EUR/m<sup>2</sup> + VAT**



Price: 490 000 Eur



## About the project

- The foundations of the object have been built, the metal structures have been cast, and have been attached to the object;
- Engineering communications, city water supply, sewerage, gas;
- Electrical transformer (available electrical power up to 1 Mw);
- Internet optical cable;
- The premises can be adapted to the tenant's needs;
- Clear ceiling height of the warehouse is 5.3 m;
- Each of the separated rooms will have its own gate.
- Investment made at the moment is up to 800 000 Eur
- Available conclusion of a certified construction expert



## Development possibilities

- The object can be developed as a production, warehouse, logistics and office;
- Project be enlarged - total building up to 5000 m2.



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