

**INFORMATIONAL BROCHURE OF INVESTMENT REAL PROPERTY  
IN RADZIEJOWICE-PARCEL**

**Area: 44,351 m<sup>2</sup>**

**Location of real property:**

The real property is located **directly by S8 expressway**, approx. 1.5 km from the existing junction of **S8 expressway** with national road **50** (the designed **A50**).

Voivodeship	mazowieckie
Powiat	żyrardowski
Commune	Radziejowice
Town/city	Radziejowice-Parcel
Plot number	86/6
Plot identifier	<a href="#">143804_2.0020.86/6</a>
Record precinct ( <i>number, name</i> )	0020, RADZIEJOWICE PARCEL

Location according to data from the Geoportal:

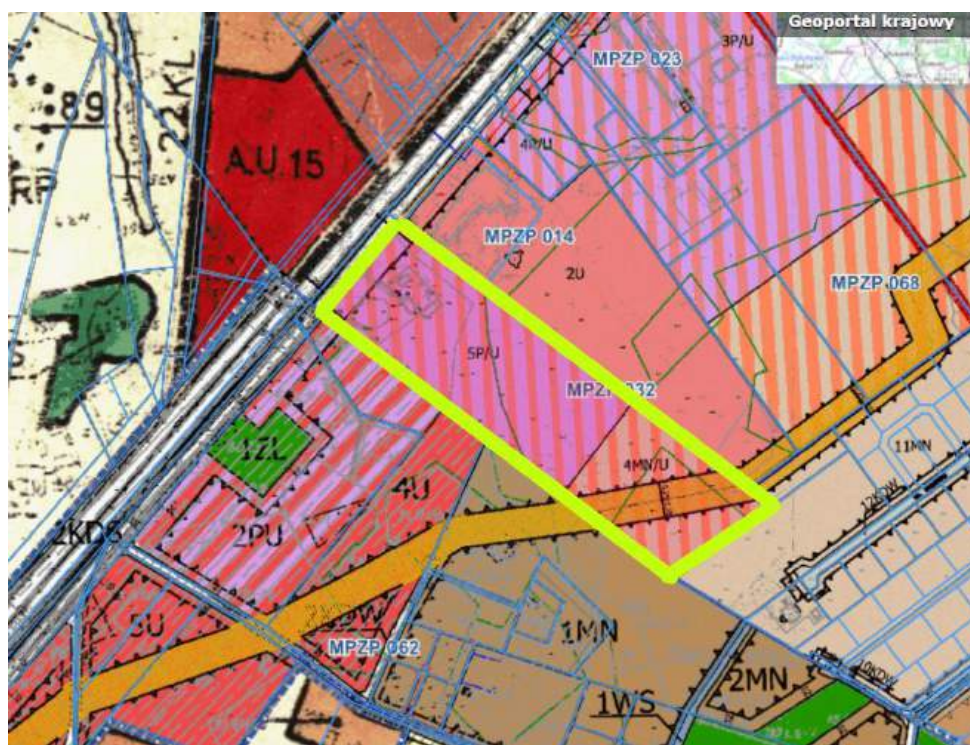




**Intended use:**

Pursuant to Resolution no. IX/49/2019 of the Radziejowice Commune, the real property is located within the areas of the following intended use:

- 2.9 ha – **5 P/U** areas of production buildings, warehouses and service facilities
- 1.5 ha – **4 MN/U** areas of single-family residential buildings and service facilities, including the impassable line of buildings of 16.25 m from the axis of gas pipeline DN 400 (orange colour in the plan below)



**Legal status:**

1. The real property is free of any rights of third parties, including limited property rights (no mortgages). The real property is currently a subject-matter of the lease contract to the benefit of a related entity, but the sale will take place once the contract is terminated.
2. The real property has a final permit issued for the construction of a production-warehouse-office building with the total area of 9,998 m<sup>2</sup>, with the possibility of extension.
3. Issued conditions for energy connection with the capacity of 490 kW.

**Physical condition:**

1. Available utilities: electricity, water supply system.
2. Agreed and constructed exit from S8 expressway / hardening for trucks weighting up to 16 t.
3. The real property is cleared of trees; the farm buildings have been demolished.
4. The real property is not fenced.