

**Land plot for logistic  
centre development**

## GENERAL INFORMATION, ADVANTAGES

We offer for sale a land plot of 7 hectares, situated 10 km from the centre of L'viv

The land plot is under the long-term rental agreement of Pidberiztsi Village Administration of Pustomyty district of L'viv region for 35 years.

The rental value is 61 697,00 UAH per year

No limitations are set as to the usage of the land

According to the rental agreement it is possible for the landholder to pay only 0.1% of investment payment from building value

## GENERAL INFORMATION, ADVANTAGES

The plot is situated near crossroads of international L'viv – Chop and state L'viv – Ternopil highways. The advantage of this place is intensive car stream and convenience in transportation from any micro region of L'viv or closer towns.

It takes less than 15 minutes to get from the city centre to the object by car.

The land plot is on the right side, if moving from centre, there are no difficulties in exit way from the road to the parking (to the right).

This land plot is seen from all the closely situated highways (Kyiv – Chop, Chop – Kyiv, Ternopil – L'viv, L'viv – Ternopil).

The routs of transport corridor Europe – Caucasus – Asia are agreed with the states and with the European Union. On the territory of Ukraine this is Odesa/Il'ichyvs'k – Vinnytsia – L'viv – Yahodyn – Gdansk, which corresponds to national corridor Odesa – Gdansk, uniting the Black and the Baltic Seas.



# GENERAL INFORMATION, ADVANTAGES

The landscape is flat; the base of the ground is strong without swamp

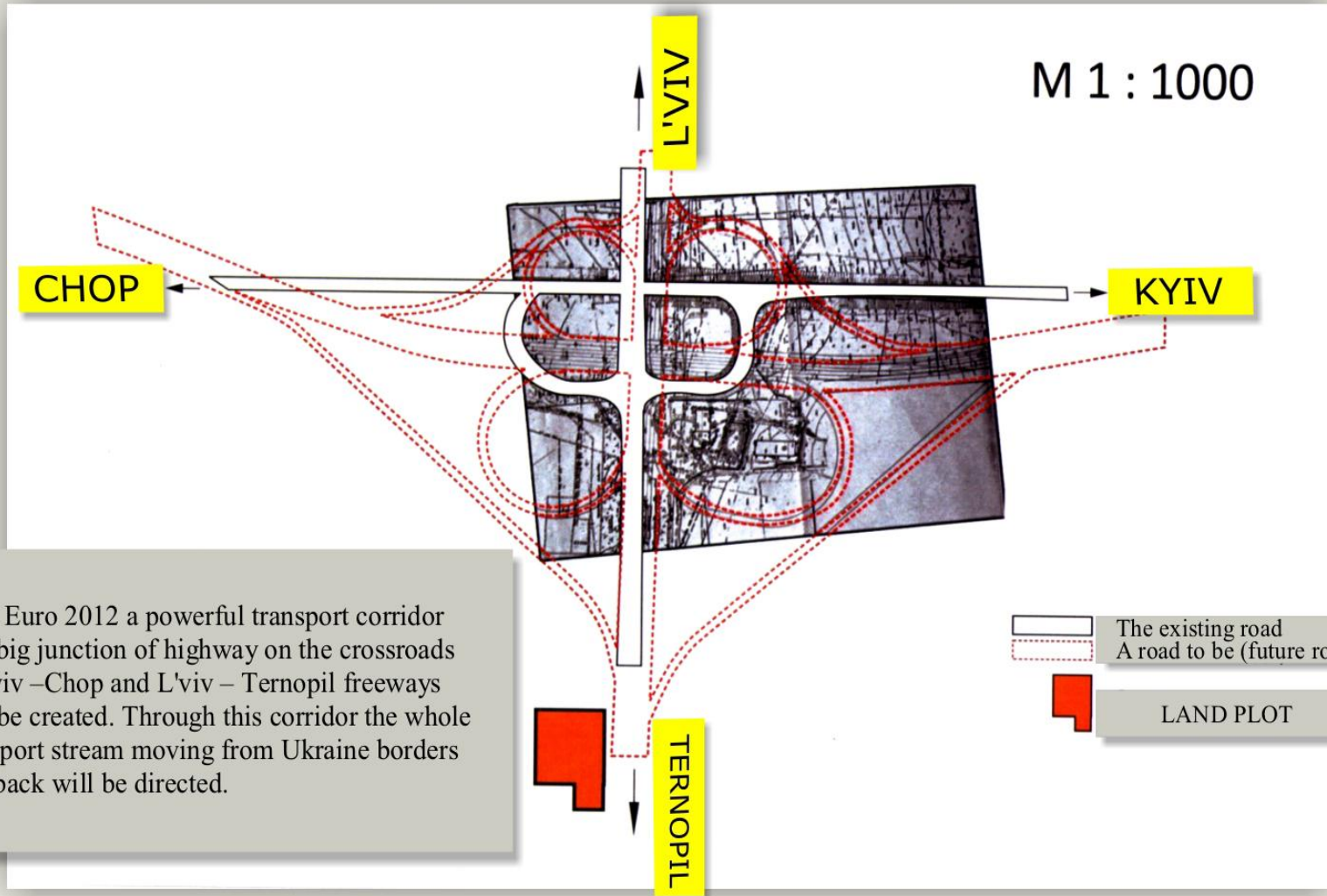
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- Electricity transmission line of 10 kW lies across the plot;
- 2 gas pipelines lie in western and northern part of the plot;
- Water pipe lies in northern part.

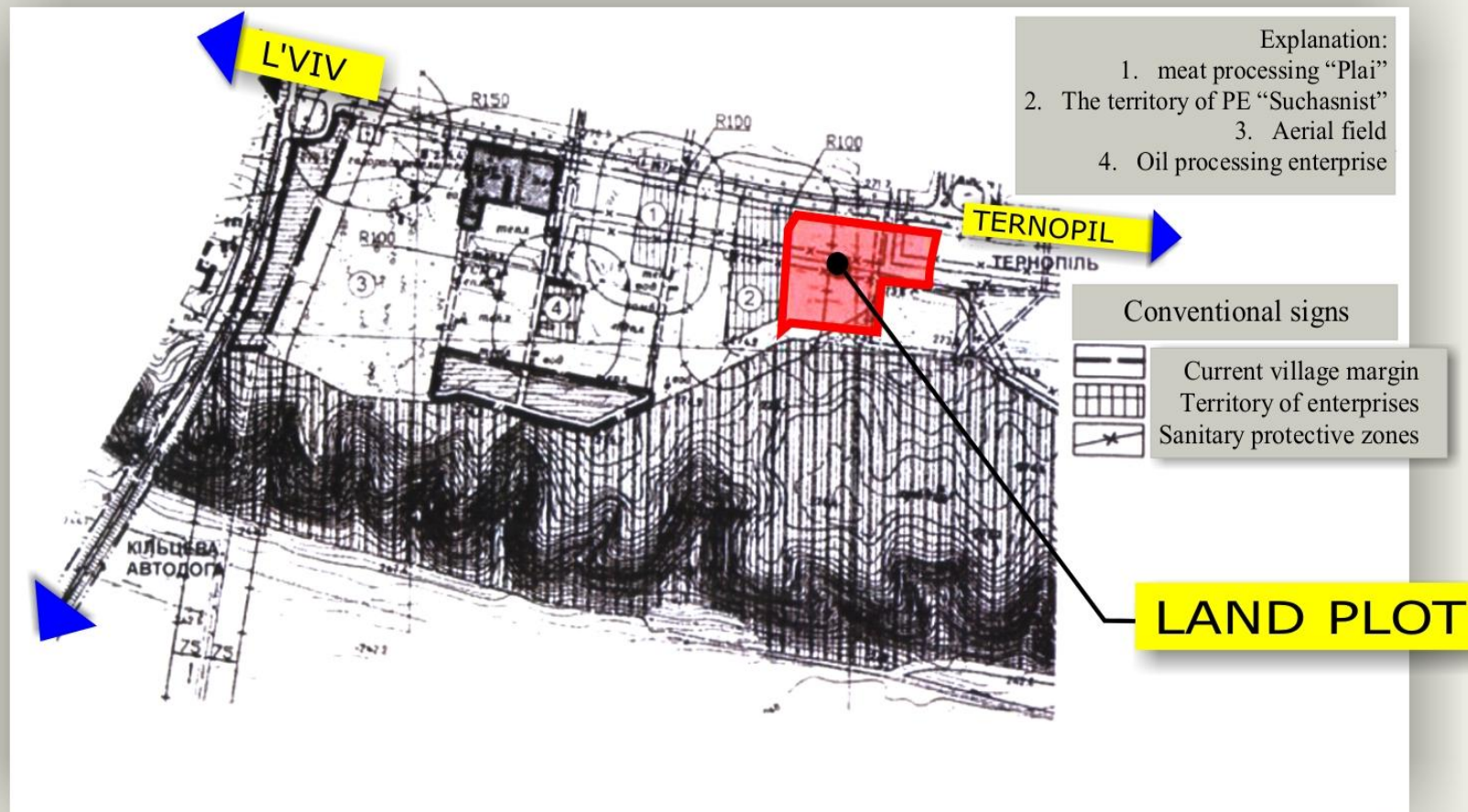


# THE PLANNED HIGHWAY JUNCTION BUILDING SCHEME

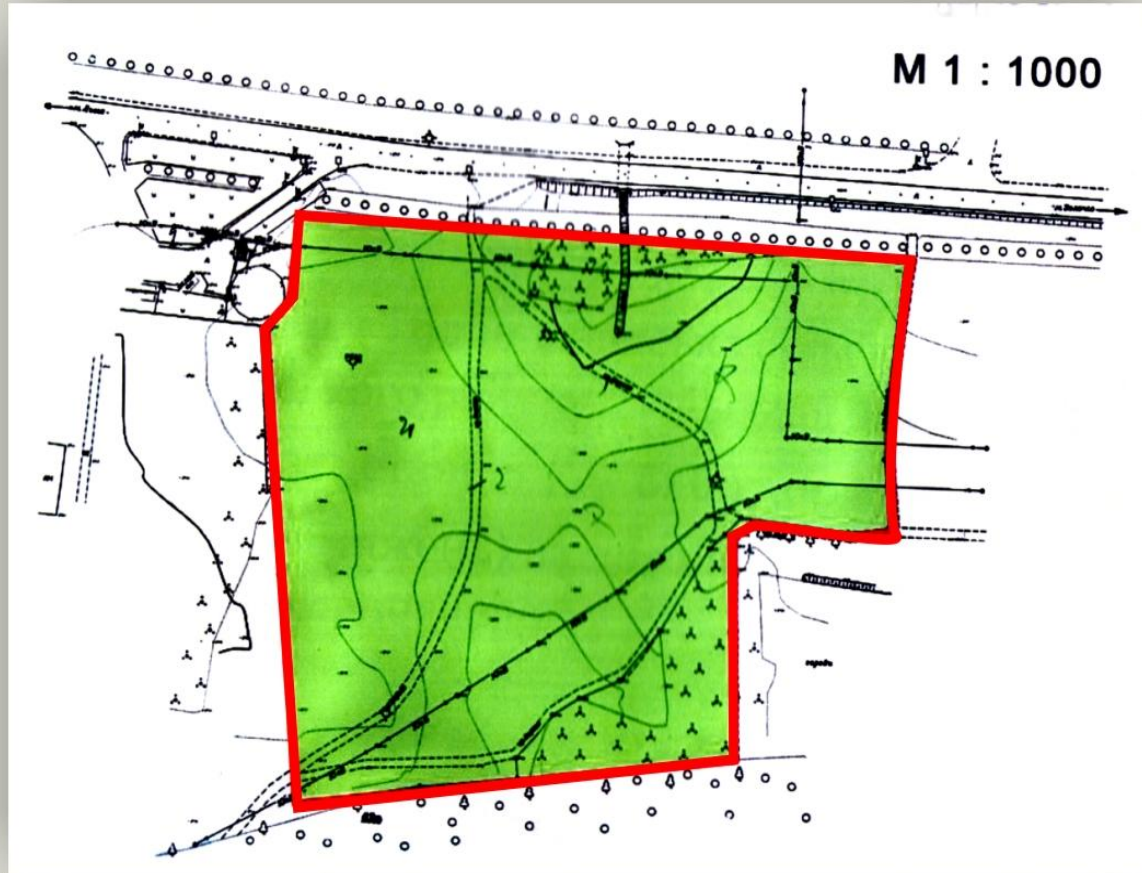


For Euro 2012 a powerful transport corridor with big junction of highway on the crossroads of Kyiv –Chop and L'viv – Ternopil freeways will be created. Through this corridor the whole transport stream moving from Ukraine borders and back will be directed.

# SCHEME OF THE LAND PLOT LOCATION IN THE SYSTEM OF EXISTING HOUSING



# COPY OF THE LAND PLOT





## CONCLUSION

The offered land plot has all the necessary preconditions for building a logistic centre of 50 000 sq.m.

The potential landholders of such centre are Ukrainian branches of international brands:

- DHL, TNT, Imperial Tobacco, British American Tobacco, Nestle, Procter&Gamble, Unilever, BBH

Taking in consideration intensive development of logistic business in Ukraine there is no doubt in actuality of this offer