



### Port of Liepaja for sale...

*Latvia, Liepaja*

|                        |  |
|------------------------|--|
| <b>Price:</b>          | <b>€ 4 000 000</b>                       |
| <b>Object type</b>     | Investment project,<br>Commerce property |
| <b>Number of rooms</b> | 0  |
| <b>Land area</b>       | 176352 m2                                |
| <b>Area</b>            | 44000 m2                                 |
| <b>Category</b>        | For sale                                 |



### Description of the territory in Liepaja port for sale

#### I. Main territory:

- Land plot of total area 17.6 ha (176,352 m2), with adjacent mooring berths – with a possibility to conclude a lease agreement for 30 years (till 2045)
- Mooring berth of total length 495 meters, including berths No 17, 18 completely, and berth No 19 partially:
  - Berth No 17 – length 183.5 meters, depth – 6.3 meters, with a possibility to moor vessels of length up to 150 meters, width up to 20 meters and draft up to 6 meters;
  - Berth No 18 – length 213.4 meters, depth – 6.3 meters, with a possibility to moor vessels of length up to 165 meters, width up to 22 meters and draft up to 6 meters;
  - Berth No 19 – length 381.7 meters, depth – 7.0 meters, with a possibility to moor vessels of length up to 165 meters, width up to 22 meters and draft up to 6.2 meters;
  - Navigable depth at the mooring buoy – 12 meters;
  - Navigable depth of Tosmare canal – 10 meters (in perspective up to 12 meters)
- Portal crane – 32 tons
- Portal crane – 16 tons
- Traveling gantry crane – 10 tons (at the slip)
- 34 buildings with total area of the covered premises 44,000 m2
  - warehouses – 2,200 m2, 1,800 m2, 1,700 m2, 1,400 m2, 720 m2, etc.
  - administrative building with floor area of 5,000 m2
- Garage for auto transport – 1,700 m2
- Two underground storages for petroleum products – total volume up to 4,000 m3



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- All structures, buildings and equipment are not pledged, without any debts, and completely belong to the company
- All utilities are available - electricity, natural gas, municipal water and sewage, 2 artesian wells
- Approach railways within the territory with total length up to 600 meters

## II. Additional territory:

- Slip for pulling ships out of the water on the shore, and adjacent land plot with total area 1.1127 ha (11,127 m<sup>2</sup>) - with a right for its lease for 30 years (till 2045)
- Traveling gantry crane - 32 tons
- 2 winches with total pulling force 300 tons
- Electricity, water supply

## Main possibilities for the development of the territory

- Reloading of the bulk and general cargos, timber, coal, ferroalloys, cotton, cement, peat, grain, feedstuff, metal scrap, oversize and packed cargos
- Arrangement of an industrial park
- Arrangement of a logistic center
- Development of production activities related to metal processing, timber processing, chemical industry and other areas
- Ship breaking/cutting for metal scrap
- Ship repair
- Stevedore services
  - storage of cargos in the closed and open warehouses
  - unloading and loading of goods from/to railway transport, trucks, ships, containers
- Leasing the premises
  - 34 buildings with total area of the covered premises 44,000 m<sup>2</sup> (warehouses - 2,200 m<sup>2</sup>, 1,800 m<sup>2</sup>, 1,700 m<sup>2</sup>, 1,400 m<sup>2</sup>, 720 m<sup>2</sup>, etc.), including 5-storey administrative building with floor area 5,000 m<sup>2</sup>
  - Garage for auto transport - 1,700 m<sup>2</sup>
  - Two underground storages for petroleum products - total volume up to 4,000 m<sup>3</sup>

Territory in the port for sale. Liepaja is 3-rd biggest city in Latvia with territory of 60.4 km<sup>2</sup>; over 70,000 residents in the city and districts; ice-free port - one of the most important strategic ports of Latvia; transshipment of bulk and general cargos, timber, coal, ferroalloys, cotton, cement, peat, grain, feedstuff, metal scrap, oversize and packed cargos; regular ferry lines; highly educated work force; well-developed infrastructure; special economic zone (LSEZ) for business development; tax incentives for Enterprises.

## Contacts:

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