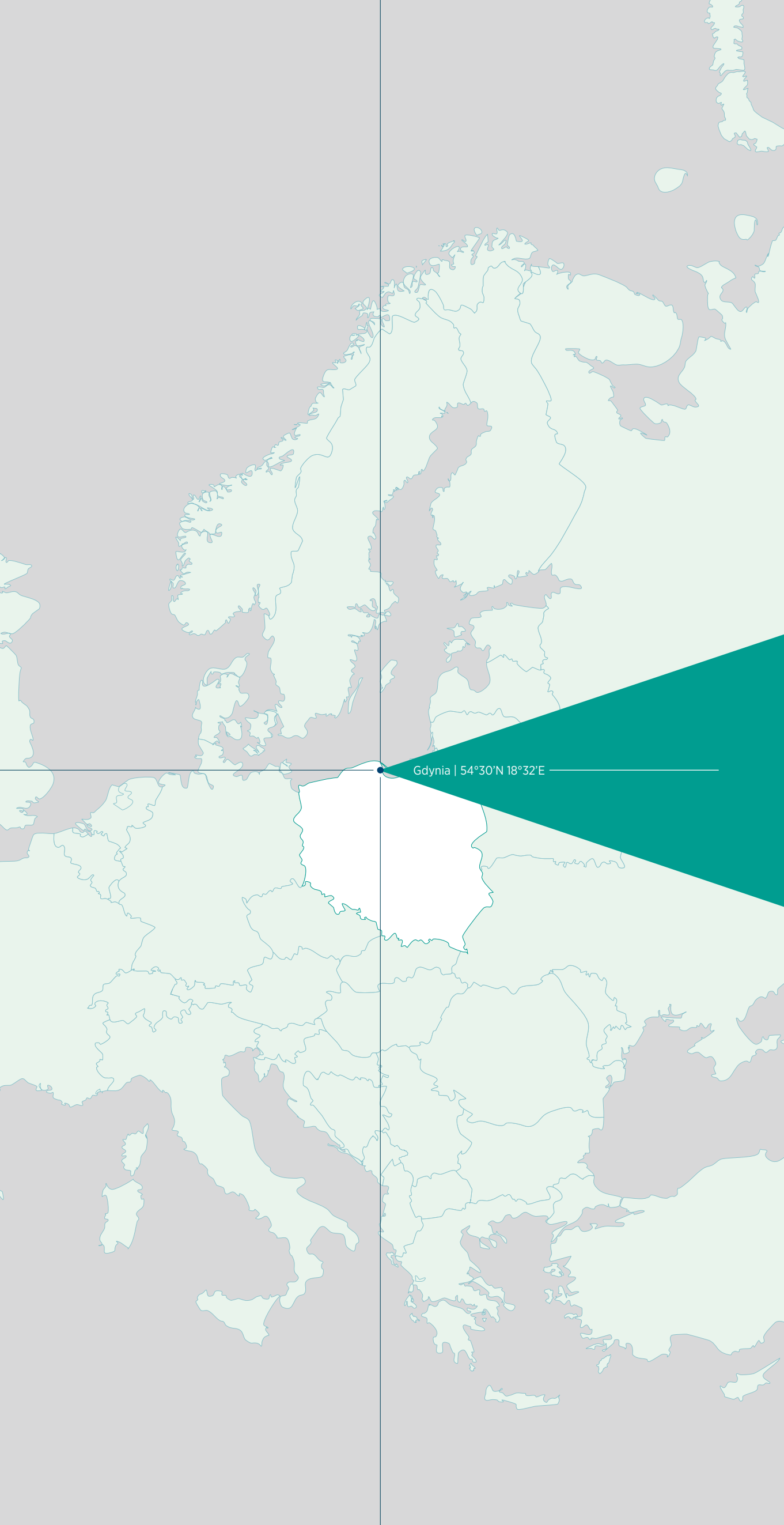


# GDYNIA





Gdynia | 54°30'N 18°32'E

# INVEST YOUR MONEY IN GDYNIA

According to **Forbes**,  
Gdynia ranks among the most  
attractive places in Poland

It has the ambitions and potent arguments to become one of the strongest centres of international co-operation in all the major fields: economic, cultural and tourist ones. It has the chance to do that as it successfully takes advantage of its great assets: its seaside location at the cross-roads of routes connecting Scandinavia with southern Europe and the countries of the West with those of the East, the values of its landscapes, a considerable participation of the private sector in the local economy, a well-educated society, a good educational system. Today, Gdynia has almost 250 thousand inhabitants and according to forecasts it will remain an average-sized city in this respect. It is not the huge scale that defines Gdynia's European character, but the quality of life of its citizens. Together with Sopot and Gdansk, Gdynia forms the most important economic centre of the region, i.e. the TriCity metropolis of 1.24 mln inhabitants.

Gdynia is the only city which – while not being the capital of a province – is in the big league of the most attractive towns for investments. In Forbes' 2007-2010 rankings of the best business towns, Gdynia occupied the highest position in the category of towns up to 300 thousand citizens (assessed in respect of the newly established companies as compared with the number of inhabitants). One of the most important projects being implemented in Gdynia is the Airport Gdynia Kosakowo located on the grounds of the former airfield. As per the prognoses for the TriCity in 2020, the number of passengers will increase to almost 8 million, so the Gdynia airport will alleviate the Lech Wałęsa airport in Gdansk (located only 25 km away from Gdynia), taking over some of the passenger flights, but mostly the chartered and airmail flights, as well as – on account of the vicinity of the sea port in Gdynia – also cargo flights.

About 30 % of the citizens of Gdynia make their living from the sea, and – according to the economic strategy specialists – this tendency will continue although the citizens will cultivate

the sea in a different, more modern way than today. The ambitious plans for developing the port of Gdynia, the companies connected with it and the companies located within its administrative boundaries (the former ship-yard grounds), are made basing on the still free development, and with the use of new production technologies, modern management methods enabling an intensive utilization of existing resources.

Undoubtedly, Gdynia is a city port, and not only because of its location – the port cuts right into the heart of the city – but also because of the mutual permeation of the two organisms. The Port and the City cooperate in the fields of: strategic and urban planning and investment policy (e.g. road accessibility investments). Adjacent to the port, are Gdynia's most valuable investment grounds. One of them is part of the area of the so-called Nadmorska Strefa Prestiżu Miejskiego /City Prestige Seafront Zone/, located between the very centre of the city and the sea. It is the only at such close range point of contact of a big port city with the sea in Poland and in the southern area of the Baltic – a perfect place for tourist investments, metropolitan and supra-regional services. The local land use plan for developing part of the grounds envisages housing and services-provision functions. Another primary direction of the city development by way of territorial expansion is the Gdynia-West where a gradual urbanisation of 'virgin' grounds is taking place. There is no room for aggressive and nature-unfriendly industry in Gdynia (46 % of the territory of the city is covered with the woods of the TriCity Landscape Park). The nature has been generous to the city, and it is a strong magnet for investors and tourists.

The on-shore capacity of Gdynia's economy is determined by the high-tech industry, the sector being connected with the advanced technology investments and a strong financial centre with a range of insurance companies, leasing agencies, accounting offices, law offices, advertising agencies, consulting offices, tax advisor offices, notary offices and various brokers – functioning in a wide infrastructure of the A-class edifices.

In 2001 The Pomeranian Science and Technology Park currently housing over 80 companies was established in Gdynia. Owing to the commencement of the enlargement of the Park and the widening of the scope of its tasks, over 300 new companies will find new space for their development in Gdynia – especially those finding inspiration in innovative solutions, and an environment open to partnership and co-operation. As part of the enlargement, a Centre for Creative Enterprising with its subdivisions: Education and Implementation Centre for Advanced Technologies, Design and Exhibition Centre, Regional Patent Information Centre, Research and Development Centre, Entrepreneur Attendance Centre, and Cluster Collaboration Centre will be established. As a result of the project, Gdynia will gain new space of over 60 thousand m<sup>2</sup> dedicated to innovative entrepreneurs.

Some of the companies successfully operating in Gdynia are:

[Allcon SA](#) – building industry

[Baltic Container Terminal Sp. z o.o. Gdynia](#) – maritime industry and logistics

[Cemex Polska](#) – building industry

[Chipolbrok](#) – maritime industry

[Coca-Cola HBC Polska Sp. z o.o.](#) – food processing industry

[Crist Shipyard SA](#) - shipbuilding

[Damen Shipyard Sp. z o.o.](#) – maritime industry and logistics

[Dellner Couplers Sp. z o.o.](#) – industry

[DNV Polska](#) – technology and training centre

[Finnlines Polska Sp. z o.o.](#) – maritime industry and logistics

[Franke Gastopol Sp. z o.o.](#) – industry

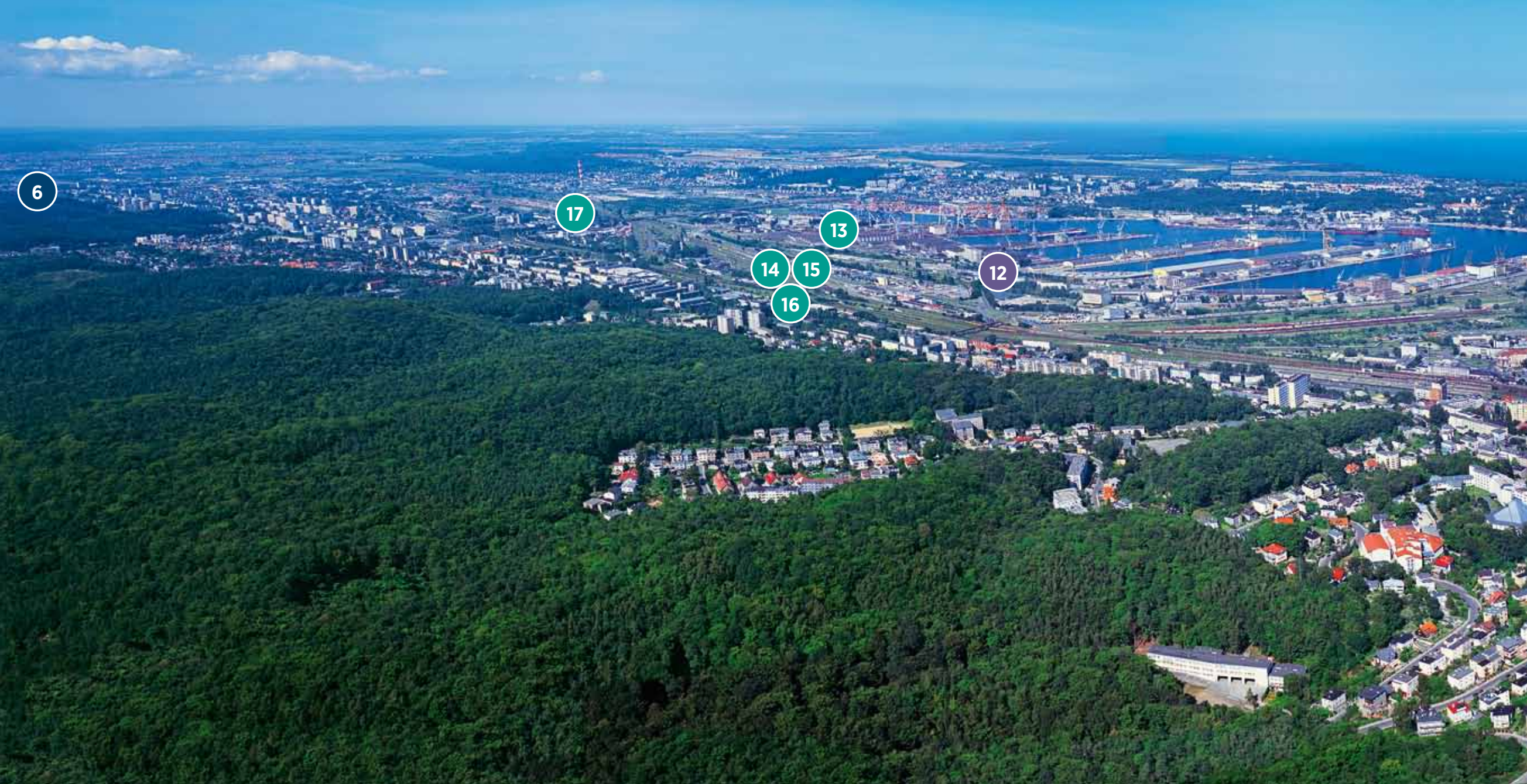
[Gdynia Container Terminal SA](#) – maritime industry and logistics

[Geoban SA](#) – financial services, outsourcing centre

[Hossa Investment Group SA](#) – building industry

[Invest Komfort SA](#) – building industry





# REAL ESTATE OFFER OF THE MUNICIPALITY OF GDYNIA

- 1 Kolibki
- 2 Orłowska 13-17
- 3 Wzgórze Bernadowo
- 4 Przemyska 34
- 5 Parkowa / Leśna
- 6 Hutnicza 63

# INVESTMENT OFFER OF DALMOR SA

- 7 Waszyngtona 9
- 8 Hryniewickiego 10 92/1 KM 134, 42/2 KM 132
- 9 Hryniewickiego 10 40/2 KM 132, 38/1 KM 135, 39/2 KM 132
- 10 Hryniewickiego 10 40/2 KM 132, 65/1, 67/1 KM 135

more properties: [www.investgdynia.pl](http://www.investgdynia.pl)



# INVESTMENT OFFER OF GDYNIA



Photo: Kacper Kowalski

## INVESTMENT OFFER OF THE SHIP-REPAIR YARD NAUTA SA

11 Waszyngtona 1

## INVESTMENT OFFER OF POMERANIAN SPECIAL ECONOMIC ZONE LTD.

12 Czechosłowacka 3

## INVESTMENT OFFER OF PORT OF GDYNIA AUTHORITY SA

13 The area of the planned Nabrzeże Bułgarskie /Bulgarian Quay/

14 The vicinity of the planned Logistyczna Street  
52/1, 53/1 – KM 101, 34/2, 36/2, 38/2 – KM 103

15 The area of the planned Logistyczna Street  
154/12, 156/6, 189/10 – KM 102, 27/1, 28/1, 31/2 – KM 103

16 Wiśniewskiego 27

17 Kontenerowa





A graphic presentation of the crucial parameters and a map of the development plans indicating the offers proposed or a photo indicating the specific offers.

CAPACITY

FACTOR	VALUE
Number of joint venture companies in the group of cities of 100-300 thous. inhabitants (as of July 2011)	719
A change in the number of joint venture companies in the years 2005-2011	143
Commercial law companies in the private sector in Gdynia (as of July 2011)	4749
Companies in the private sector in Gdynia (as of July 2011)	24994 <sup>1</sup>
Average monthly gross salary in the group of cities of 100-300 thous. inhabitants in 2009 (PLN)	3583,9 <sup>2</sup>
Total office space in Gdynia (as of July 2010) in m²	105000

<sup>1</sup> covers natural-person entrepreneurs  
<sup>2</sup> average gross monthly salary in the sector of enterprises as of June 2011

- [Kuusakoski Sp. z o.o.](#) – recycling
- [LandProp Services Sp. z o.o.](#) – real estate and various other fields of activity
- [Multimedia Polska SA](#) – electronic media
- [Nordea Bank Polska SA](#) – finances
- [PCC Intermodal SA](#) – intermodal transportation
- [Poland Paper Majov Sp. z o.o.](#) – paper industry
- [Polimeni International](#) – building industry
- [Pol-Tarmac SA](#) – building industry
- [Reuters Europe SA](#) – finances
- [Rolls Royce Marine Poland Sp. z o.o.](#) – maritime industry, overhaul services
- [Saint-Gobain Weber Terranova Sp. z o.o. Gdynia](#) – building industry
- [Sammerlock Stein+Design](#) – building industry
- [Sony Pictures Entertainment](#) – financial services centre
- [Stena Line Polska Sp. z o.o. Gdynia](#) – maritime industry and logistics
- [Thomson Reuters](#) – one of the world’s five BPO centres
- [Vector](#) - television and telecommunications systems
- [Vectra](#) – electronic media
- [Vik-Sanvik Poland Sp. z o.o.](#) – maritime industry

Gdynia has its own development strategy, one compatible with the strategy of the province and of the State, complete (or in the phase of being completed) land use plans. Gdynia is a city of quality, a city that is comfortable and safe.

REAL ESTATE OFFER  
OF THE MUNICIPALITY  
OF GDYNIA



1. KOLIBKI
2. ORŁOWSKA 13-17
3. WZGÓRZE BERNADOWO
4. PRZEMYSKA 34
5. PARKOWA / LEŚNA
6. HUTNICZA 63



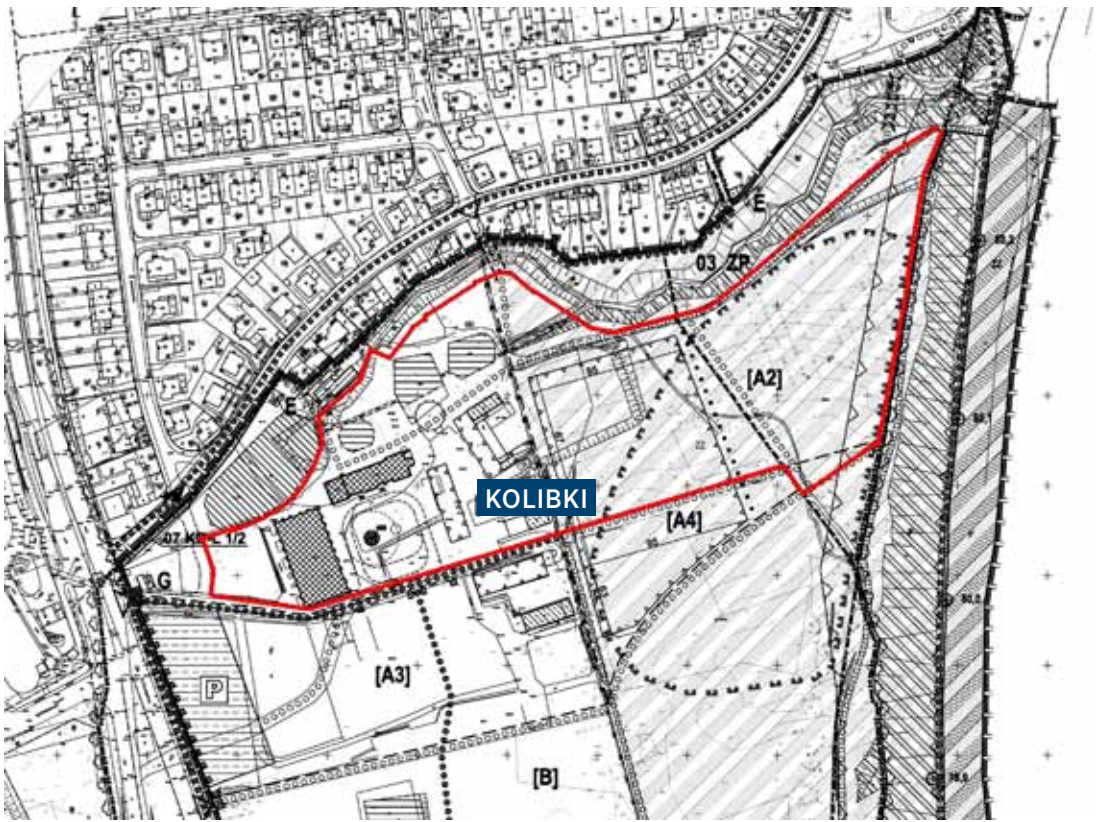
# KOLIBKI AL. ZWYCIĘSTWA / ŚWIĘTOPEŁKA

## ROYAL INVESTMENT

A hotel complex on the seashore. A waterfront manor-and-park complex from the 17th c. An unusual location on the very seaside, at the Gdynia and Sopot boundaries. Let us restore the splendour of the former property of Jan III Sobieski.

LOCATION	Gdynia Orłowo
ADDRESS	Al. Zwycięstwa / Świętopełka Street (Kolibki)
LOT NO.	114/8, 115/8 GD 83
OWNER	Municipality of Gdynia
AREA	40000 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	The northern part of the manor and farm buildings of 'Kolibki' with a stable, brewery, forgery and grounds
FOR SALE OR LEASE	Unlimited oral tender, a 40-year lease
SITE DETAILS	Real property located in the neighbourhood of Orłowo, at Al. Zwycięstwa, at the seaside, on the grounds of the manor-and-landscape complex of Kolibki
PRESENT CONDITION	The property comprises the following buildings: a 19th c. manor house, a stable with a 19th c. coach house, the building of the so-called 'brewery' from the 17th/19th c., a 19th c. farmstead building, a forgery with a backup facility building
MEDIA / INFRASTRUCTURE	The mains in the Al. Zwycięstwa
PROPERTY DESCRIPTION	The property is located at the very seaside, at the main artery connecting Gdynia, Sopot and Gdansk, in the immediate vicinity of the woods and cliffs of Orłowo – in the area of the unique places of the 'Natura 2000' system
LAND USE PLAN	The area meant for the lease has tourist and recreational functions and covers tourist service facilities
TRANSPORT ACCESSIBILITY	The TriCity ring road 7.2 km The ferry to Karlskrona 11.7 km The L. Walesa airport 21 km
CONTACT	Grażyna Małecka g.malecka@gdynia.pl Bartosz Siek b.siek@gdynia.pl <a href="http://www.investgdynia.pl">www.investgdynia.pl</a>





Reconstruction of the courtyard garden, The Kolibki manor-and-palace complex in Gdynia – architect A. Orchowska-Smolińska, MSc

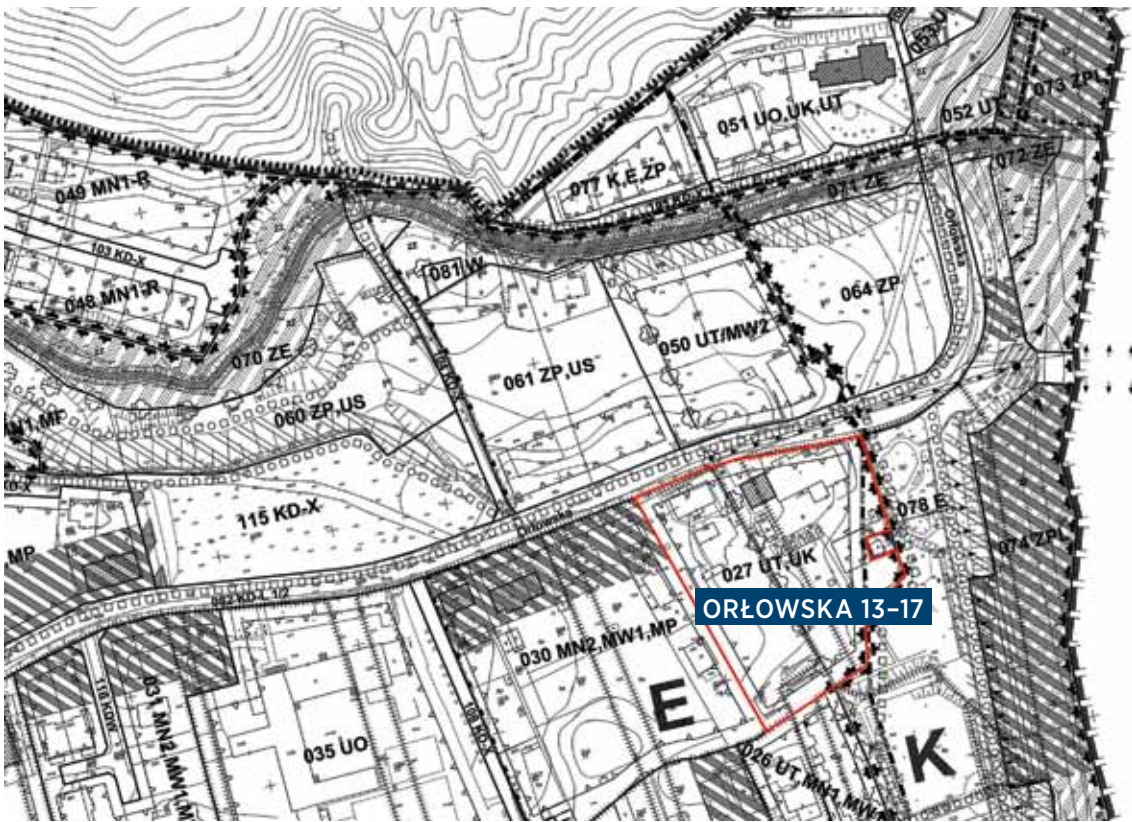


# ORŁOWSKA 13-17

**UNUSUAL REAL ESTATE** located in the heart of the waterfront neighbourhood of Orłowo, in the immediate vicinity of the walking pier, recreation grounds and the beach of Orłowo. This is here where the tourists from the remotest places in Poland come down to revel in the sights of the area and feel the blowing of the breeze.

LOCATION	Gdynia Orłowo
ADDRESS	Orłowska 13-17
LOT NO.	30, 955/28, 1098/31 GD82
OWNER	Municipality of Gdynia
AREA	8252 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Apartment house, service-provision building and grounds
FOR SALE OR LEASE	Unlimited oral tender, sales
SITE DETAILS	The property is located in the seaside area of Orłowo, in the immediate vicinity of the walking pier, recreation grounds and the beach of Orłowo
PRESENT CONDITION	The apartment house (314.51 m <sup>2</sup> ) on the lot No. 30 is covered with the protection of the city historic preservation officer, whereas the building of the ex Maxim restaurant has been condemned
MEDIA / INFRASTRUCTURE	Connection to the mains in Orłowska Street
PROPERTY DESCRIPTION	Excellent, seaside location, in the vicinity of the sea, walking pier and the beach
LAND USE PLAN	The property is part of the grounds marked with the UT, UK symbols, i.e. tourist services, cultural services
TRANSPORT ACCESSIBILITY	The TriCity ring road 6.8 km The ferry to Karlskrona 11 km The L. Walesa airport 20.6 km
CONTACT	Emilia Tor e.tor@gdynia.pl Bartosz Siek b.siek@gdynia.pl <b><a href="http://www.investgdynia.pl">www.investgdynia.pl</a></b>







# WZGÓRZE BERNADOWO

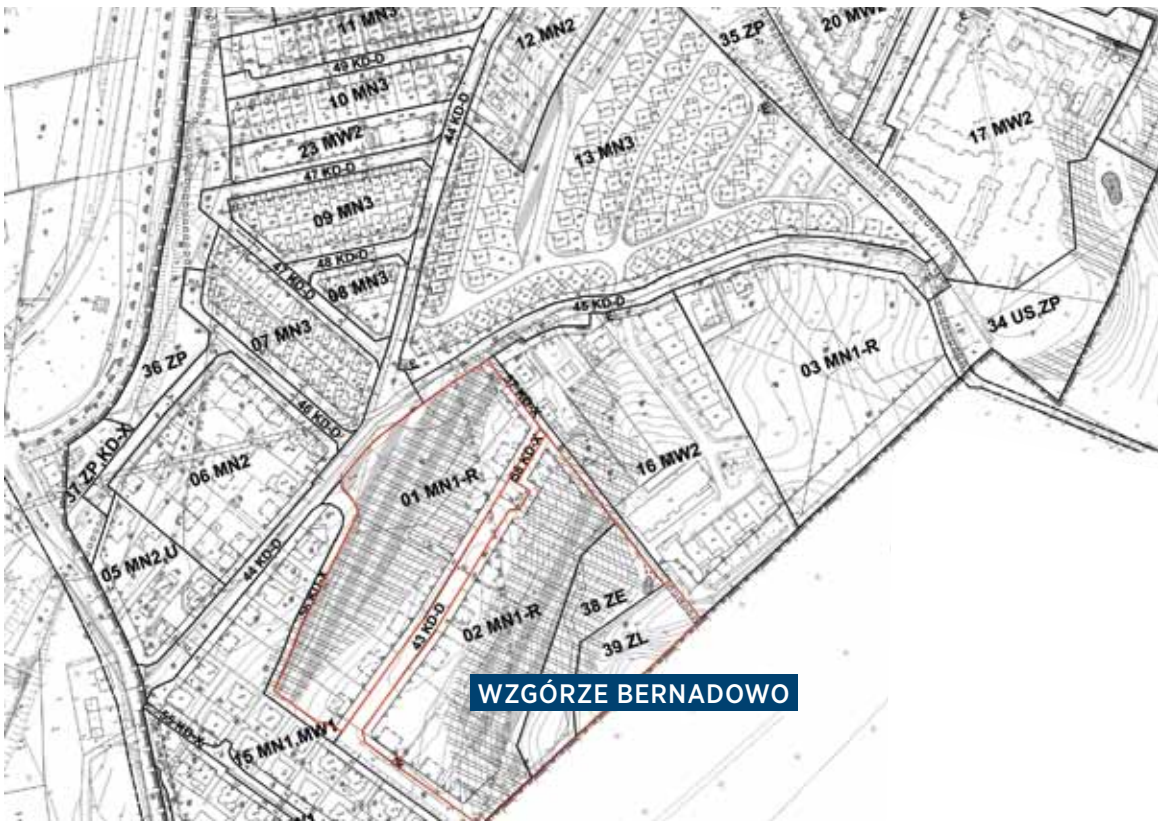
## IT IS ONE OF THE MOST INTERESTING LOCATIONS IN GDYNIA,

situated in the southern area of the city, at the city boundaries with Sopot.

From its top, one can see a wide panorama of Gdynia – the green patches of the expansive woods and the waters of the Gdansk Bay.

LOCATION	Gdynia Mały Kack
ADDRESS	Wzgórze Bernadowo
LOT NO.	392/25, 395/25, 398/25, 399/25 , 402/25, 403/25, 404/25, 411/25, 400/25, 406/25, 407/25, 409/25, 414/25, 415/25 WK 04
OWNER	Municipality of Gdynia
AREA	38091 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Unlimited oral tender, sale
SITE DETAILS	Property located in the Mały Kack neighbourhood, at Wzgórze Bernadowo Street; metropolitan railway (SKM) stop will be built (planned)
PRESENT CONDITION	Non-developed property, covered with grass, bushes, trees
MEDIA / INFRASTRUCTURE	Connection to the mains in Wzgórze Bernadowo Street
PROPERTY DESCRIPTION	Property is surrounded by multi-family apartment houses, the luxurious neighbourhood of Wzgórze Bernadowo being located nearby; metropolitan railway (SKM) stop will be built (planned)
LAND USE PLAN	Some of the lots are located in the area of the detached, single-family development – a residential area, the min. lot area 1500 m <sup>2</sup> , the remaining part of it is located in the area of the landscape greens and the woods (possibility of building and using recreational facilities), landscape architecture objects
TRANSPORT ACCESSIBILITY	The TriCity ring road 2.9 km The ferry to Karlskrona 14.1 km The L. Walesa airport 16.7 km
CONTACT	Emilia Tor e.tor@gdynia.pl Bartosz Siek b.siek@gdynia.pl <a href="http://www.investgdynia.pl">www.investgdynia.pl</a>







# PRZEMYSKA 34

## REAL PROPERTY LOCATED IN THE MAŁY KACK NEIGHBOURHOOD,

Przemyska Street, perfectly communicated to the nearby Gdynia Road and Lotników Street, passing by downtown Gdynia, an alternative to the main artery of TriCity.

LOCATION	Gdynia Mały Kack
ADDRESS	Przemyska 34
LOT NO.	542/45, 484/44, 500/47, 710/3, 776/5, 777/5 GD 69 i 76
OWNER	Municipality of the city of Gdynia
AREA	27536 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Sale, unlimited oral tender
SITE DETAILS	The property is located in the Mały Kack neighbourhood, among Przemyska, Stryjska and the planned Nowa Łużycka Street
PRESENT CONDITION	Non-developed lots, differentiated formation of the grounds, regular shape The lot is owned by the State Treasure and is meant for being adjoined to another lot
MEDIA / INFRASTRUCTURE	Connecting to the mains is underway
PROPERTY DESCRIPTION	The property is located in the vicinity of the 'Łużycka Office Park' services centre and less than 300 m away from Gdynia Road, communicated to the nearby Pomeranian Science and Technology Park
LAND USE PLAN	Functions: factory grounds, storage bases, warehouses, services-provision buildings
TRANSPORT ACCESSIBILITY	Gdynia Road 280 m The TriCity ring road 5.8 km Container Terminal 10.8 km The L. Walesa airport 19.6 km
CONTACT	Emil Rojek e.rojek@gdynia.pl Bartosz Siek b.siek@gdynia.pl <a href="http://www.investgdynia.pl">www.investgdynia.pl</a>







# PARKOWA / LEŚNA

## REAL PROPERTY LOCATED ON THE VERGE OF THE TRICITY LANDSCAPE PARK

between the streets: Sopocka and Wielkopolska. The dominating structure of the neighbourhood is the single-family housing development located on the moraine hills.

LOCATION	Gdynia Mały Kack
ADDRESS	Parkowa / Leśna
LOT NO.	38/1, 39/1, 40/1, 41/1, 42/1, 71/1, 397/2, 641/2, 685/2, 687/2 GD 93, 94
OWNER	Municipality of Gdynia
AREA	23755 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Unlimited oral tender, sale
SITE DETAILS	The property is located in the vicinity of the arterial road (Wielkopolska/Chwaszczyńska) Gdynia-Chwaszczyno; metropolitan railway (SKM) stop will be built (planned) in the area
PRESENT CONDITION	The lots are developed
MEDIA / INFRASTRUCTURE	Accessibility to a public road – Parkowa Street, connection to the mains in the streets nearby
PROPERTY DESCRIPTION	The property is located in the vicinity of the luxurious neighbourhood of Wzgórze Bernadowo; metropolitan railway (SKM) stop will be built (planned) there
LAND USE PLAN	Functions: low, multi-family development
TRANSPORT ACCESSIBILITY	The TriCity ring road 3.8 km The ferry to Karlskrona 13 km The L. Walesa airport 17.6 km
CONTACT	Anna Koziół a.koziol@gdynia.pl Bartosz Siek b.siek@gdynia.pl <a href="http://www.investgdynia.pl">www.investgdynia.pl</a>





# HUTNICZA 63

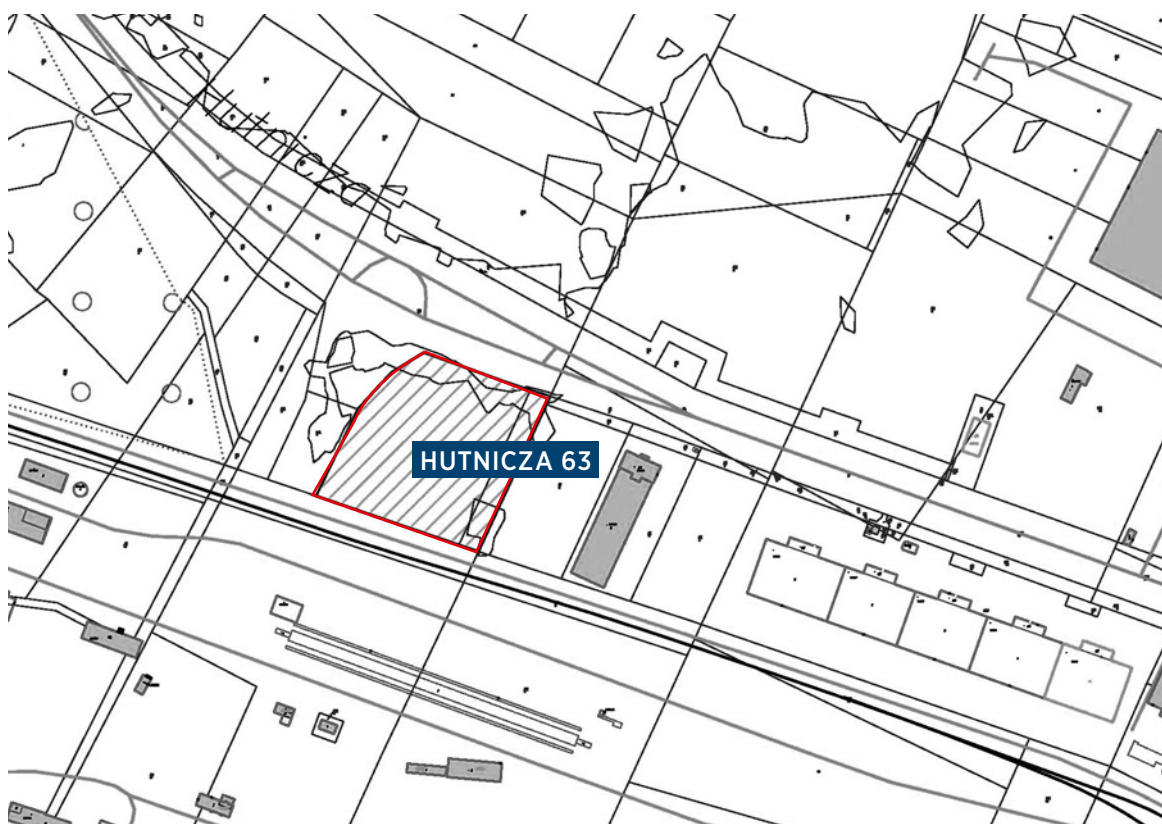
## HUTNICZA STREET IS A ROUTE CONNECTING GDYNIA WITH RUMIA,

one ensuring a direct accessibility to the TriCity ring road and the sea port.

The real estate is located on the grounds envisaged for services-provision and industrial functions, in the stripe between Hutnicza Street and the railway tract.

LOCATION	Gdynia Cisowa
ADDRESS	Hutnicza 63
LOT NO.	124/4 GD3
OWNER	Municipality of Gdynia
AREA	11631 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Unlimited oral tender, sale
SITE DETAILS	The property is located at Hutnicza Street, at the boundaries of Gdynia and Rumia, in an area of services-provision and industrial functions
PRESENT CONDITION	The property is non-developed and unused, grown with trees and bushes
MEDIA / INFRASTRUCTURE	Accessibility to a public road
PROPERTY DESCRIPTION	The property is located at an arterial road with a good connection to the TriCity ring road, the sea port
LAND USE PLAN	It is necessary to apply for a decision on the conditions of the area development; the adjacent property have services-provision functions
TRANSPORT ACCESSIBILITY	The TriCity ring road 1.5 km Container Terminal 4.7 km The L. Walesa airport 24 km
CONTACT	Przemysław Naskręt p.naskret@gdynia.pl Bartosz Siek b.siek@gdynia.pl <b>www.investgdynia.pl</b>





**INVESTMENT OFFER**

OF DALMOR SA



7. WASZYNGTONA 9
8. HRYNIEWICKIEGO 10 92/1 KM 134,  
42/2 KM 132
9. HRYNIEWICKIEGO 10 40/2 KM 132,  
38/1 KM 135, 39/2 KM 132
10. HRYNIEWICKIEGO 10 40/2 KM 132,  
65/1, 67/1 KM 135



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# DALMOR SA

## **AN IMPORTANT ELEMENT OF THE ACTIVITY OF DALMOR SA**

is the activity in the real estate market. The company possesses grounds of an area of 10.5 ha and numerous buildings – located in the centre of the city. As part of its property, Dalmor SA owns office, warehouse, storage and production premises.

In the area of Port Rybacki /Fishermen Port/, there are warehouses, offices and cold stores: outside that area the company has two office buildings. The property proposed for lease is characterised by a wide range of the standard of the buildings. Within the port area there are suitable grounds for investments by development companies.

With the Resolution No. XLI 930/10 dated 24.03.2010, the Gdynia City Council approved the land use plan for: the grounds of Dalmor SA allowing for the development of city functions.





8

9

10

LOCATION	Gdynia Śródmieście	Gdynia Śródmieście	Gdynia Śródmieście
ADDRESS	Hryniewickiego 10	Hryniewickiego 10	Hryniewickiego 10
LOT NO.	92/1 KM 134 42/2 KM 132	40/2 KM 132 38/1 KM 135 39/2 KM 132	40/2 KM 132, 65/1, 67/1 KM 135
OWNER	The grounds are the property of the State Treasure and are held in eternal usufruct by DALMOR SA – until 05.12.2089	Lots 40/2 and 38/1 – the grounds are the property of the State Treasury and are held in eternal usufruct by DALMOR SA – until 05.12.2089 Lot 39/2 – the property of the State Treasury, Mayor of Gdynia	The grounds are the property of the State Treasury and are held in eternal usufruct by DALMOR SA – until 05.12.2089
AREA	16400 m²	18600 m²	10300 m²
GROUND OR USABLE PREMISES	Grounds	Grounds	Grounds
FOR SALE OR LEASE	Purchaser of the stocks of Dalmoru SA	Purchaser of the stocks of Dalmoru SA	Purchaser of the stocks of Dalmoru SA
SITE DETAILS	The City Centre neighbourhood in Gdynia, the area of the Fishing Pier – grounds owned by DALMOR SA, Gdynia, 10 Hryniewickiego Street	The City Centre neighbourhood in Gdynia, the area of the Molo Rybackie /Fishermen Pier/ – grounds owned by DALMOR SA Gdynia, ul. Hryniewickiego 10 and Św. Piotra Street	The City Centre neighbourhood in Gdynia, the area of the Molo Rybackie /Fishermen Pier/ – grounds owned by DALMOR SA Gdynia, ul. Hryniewickiego 10
PRESENT CONDITION	The grounds are developed (built-up), there is a possibility of demolishing 42/2 – a non-developed property	Developed grounds, a demolition possibility	Developed grounds, a demolition possibility
MEDIA / INFRASTRUCTURE	Water supply connection, sanitary and rainwater sewage connection, power supply connection, central heating connection, telephone connection	Water supply connection, sanitary and rainwater sewage connection, power supply connection	Water supply connection, sanitary and rainwater sewage connection, power supply connection, telephone connection
PROPERTY DESCRIPTION	The property is built up, excellently located in the city centre of Gdynia, in a business and residential area, in the vicinity if the Fishermen Pier, 42/2 – a non-developed property	The property is built up, excellently located in the city centre of Gdynia, in a business and residential area, in the vicinity if the Molo Rybackie /Fishermen Pier/	The property is built up, excellently located in the city centre of Gdynia, in a business and residential area, in the vicinity if the Molo Rybackie /Fishermen Pier/
LAND USE PLAN	Services-provision development, multi-family development, excluded functions: no possibility of residential function on the ground floors of the buildings	Services-provision and residential development, excluded functions: no possibility of residential function on the ground floors of the buildings	Services-provision and residential development, excluded functions: no possibility of residential function on the ground floors of the buildings
TRANSPORT ACCESSIBILITY	The TriCity ring road 11 km The L. Walesa airport 25.3 km	The TriCity ring road 11 km The L. Walesa airport 25.3 km	The TriCity ring road 11 km The L. Walesa airport 25.3 km
CONTACT	Mikołaj Gąsior mgasior@dalmor.pl <b>www.dalmor.pl</b>	Mikołaj Gąsior mgasior@dalmor.pl <b>www.dalmor.pl</b>	Mikołaj Gąsior mgasior@dalmor.pl <b>www.dalmor.pl</b>



Photo: Kacper Kowalski

INVESTMENT OFFER OF <b>DALMOR SA</b>	
7	
LOCATION	Gdynia Śródmieście
ADDRESS	Waszyngtona 9
LOT NO.	46/2 KM 132 45/2 KM 132 34/2 KM132
OWNER	Lots 46/2 and 45/2 – the grounds are the property of the State Treasury and are held in eternal usufruct by DALMOR SA – until 05.12.2089 Lot 34/2 – Gdansk Province Police Station
AREA	4600 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	The purchaser of the stocks of Dalmoru SA
SITE DETAILS	The City Centre neighbourhood in Gdynia, the area of the Molo Rybackie /Fishermen Pier/ – grounds owned by DALMOR SA Gdynia, ul. Hryniewickiego 10, along with the grounds of the Police Station at Waszyngtona Street
PRESENT CONDITION	Developed grounds, a possibility of obtaining a demolition permit
MEDIA / INFRASTRUCTURE	Water supply connection, sanitary and rainwater sewage connection, power supply connection, central heating connection, telephone connection
PROPERTY DESCRIPTION	A built-up property, excellent downtown location in a business/ residential zone
LAND USE PLAN	Services-provision and residential development, excluded functions: no possibility of residential function on the ground floors of the buildings
TRANSPORT ACCESSIBILITY	The TriCity ring road 10.7 km The L. Walesa airport 25 km
CONTACT	Mikołaj Gąsior mgasior@dalmor.pl <b>www.dalmor.pl</b>



# INVESTMENT OFFER OF THE SHIP-REPAIR YARD NAUTA SA



## 11. WASZYNGTONA 1



# WASZYNGTONA 1

**GROUND OF THE AREA OF 8.5 ha IN THE VERY CENTRE OF GDYNIA** formerly dedicated to industry are now put on sale with possible investments in housing, services-provision and tourist purposes. Giving a chance to the further city development, Gdynia has made a strategic decision of changing the local land use plan of the grounds. Just as other European shipbuilding cities like Hamburg, Gdynia offers for sale the grounds of Ship-repair Yard NAUTA SA.

The roots of the city are situated on the grounds comprising the offered property. Here, before the port was built, was a fishing village that became the basis for the development of the modern city.

The offered property is located within the area of the Downtown city district representing the commercial and cultural centre. To those looking at it from the direction of the sea, it represents an element of the Gdynia waterfront: it is located in a close vicinity of the highest apartment houses in Poland – the Sea Towers. The yard NAUTA SA leaves at the disposal of investors the real property at Waszyngtona Street – those who want to be able to influence the character and the development of Gdynia.

LOCATION	Gdynia Śródmieście
ADDRESS	Waszyngtona 1
LOT NO.	28/2, 29/2, 30/2, 31/2, 14/1
OWNER	The property is held in perpetual usufruct in the 1/1 proportion by the State Treasury and Ship-repair Yard NAUTA SA until 05.12 2089.
AREA	84497 m <sup>2</sup>
GROUNDS OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Sale
SITE DETAILS	The grounds are situated very attractively, in a close vicinity of the City Centre neighbourhood of Gdynia
PRESENT CONDITION	The property area is built with buildings, wharves, jetties
MEDIA / INFRASTRUCTURE	The property has a complete technical and communicational infrastructure
PROPERTY DESCRIPTION	The property is located within the boundaries of the City Centre neighbourhood which represents the business and cultural centre of the City





<p>LAND USE PLAN</p>	<p>A port/industrial/services zone. In the currently worked out land use plan there are considered such citygenic functions as:</p> <ul style="list-style-type: none"><li>a) a residential function;</li><li>b) services-provision function;</li><li>c) hotel/accommodation function;</li><li>d) office work function.</li></ul>
<p>TRANSPORT ACCESSIBILITY</p>	<p>The TriCity ring road 7.3 km The L. Walesa airport 22.7 km</p>
<p>CONTACT</p>	<p>THE SHIP-REPAIR YARD NAUTA SA poczta@nauta.pl <b>www.nauta.pl</b></p>



# INVESTMENT OFFER OF POMERANIAN SPECIAL ECONOMIC ZONE LTD.



## 12. CZECHOSŁOWACKA 3



# CZECHOSŁOWACKA 3

**POMERANIAN SPECIAL ECONOMIC ZONE LTD.** comprises the investment grounds situated in northern Poland, in the voivodeships /provinces/: Pomeranian, Kuyavian-Pomeranian, and West-Pomeranian of the total area of 1240 ha. The strong point of the Zone is its perfect location in the immediate vicinity of the sea, the Baltic Container Terminal, the international airports and in the vicinity of the European north-south transport corridor. The Zone covers attractive lots with complete technical and road infrastructure, where the economic activity may be carried out on preferential principles.

LOCATION	Gdynia Port
ADDRESS	ul. Czechosłowacka 3
LOT NO.	Grounds: "A" 34/1, 29/1, 49/1, 48/1, 53/1 Grounds: "B" 33/1, 61/1, 59/1, 60/1, 53/1 Grounds: "C" 58/1, 12/1, 75/1, 76/1, 25/11 44/1, 67/1, 66/1, 28/1 – office premises
OWNER	Pomorska Specjalna Strefa Ekonomiczna sp. z o.o.
AREA	Grounds: "A" – 7398 m <sup>2</sup> Grounds: "B" – 17784 m <sup>2</sup> Grounds: "C" – 36643 m <sup>2</sup> Total office premises – 15643 m <sup>2</sup>   <a href="#">chart 1</a>   <a href="#">chart 2</a>
GROUND OR USABLE PREMISES	Total grounds – 61825 m <sup>2</sup> Total office premises – 15643 m <sup>2</sup>
FOR SALE OR LEASE	Lease / Sale
SITE DETAILS	Port and industrial grounds in the immediate vicinity of the city centre of Gdynia, fully communicated to the city grounds and the domestic transport network (Motorway A1, railway connections)
PRESENT CONDITION	Former shipyard grounds with several light warehouses – condemned. The buildings in the lots Nos. 44/1, 67/1, 66/1, 28/1 – office premises.
MEDIA / INFRASTRUCTURE	Complete industrial infrastructure – power and water supply, sewage system
PROPERTY DESCRIPTION	Cohesive lots of industrial grounds fully connected to the mains, with infrastructure. Port and industrial grounds in the immediate vicinity of the port infrastructure, in the Gdansk-Sopot-Gdynia agglomeration
LAND USE PLAN	Functions: industrial grounds
TRANSPORT ACCESSIBILITY	By road – ~1,700 m to the slip road to Motorway A1 By railway – own railway sidings Morska Street – ~250 m to the port quay with loading/unloading facilities
CONTACT	Jarosław Pawłowski j.pawlowski@strefa.gda.pl <a href="http://www.strefa.gda.pl">www.strefa.gda.pl</a>

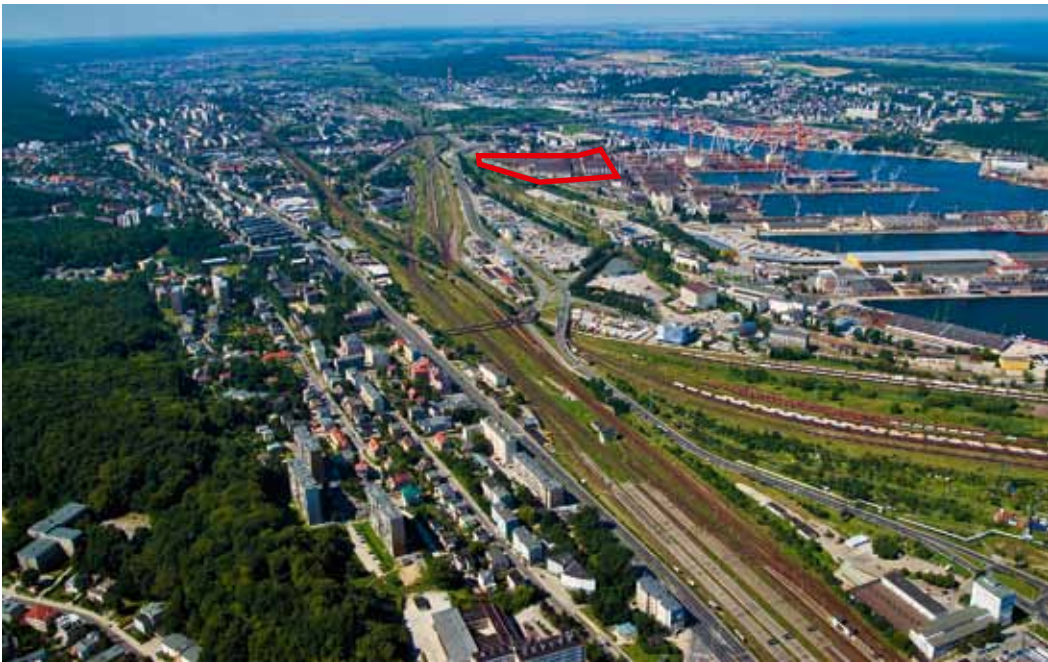




chart 1



chart 2



**INVESTMENT OFFER**

OF PORT OF GDYNIA

AUTHORITY SA



13. THE AREA OF THE PLANNED NABRZEŻE  
BUŁGARSKIE /BULGARIAN QUAY/
14. THE VICINITY OF THE PLANNED  
LOGISTYCZNA STREET 52/1, 53/1 – KM  
101, 34/2, 36/2, 38/2 – KM 103
15. THE AREA OF THE PLANNED  
LOGISTYCZNA STREET 154/12, 156/6,  
189/10 – KM 102, 27/1, 28/1, 31/2 – KM 103
16. WIŚNIEWSKIEGO 27
17. KONTENEROWA



# INVESTMENT OFFER OF PORT OF GDYNIA AUTHORITY SA

**THE MAIN INVESTMENTS** in the field of logistics are located in Port Zachodni / Western Port/, next to two container terminals – BCT (Baltic Container Terminal) and GCT (Gdynia Container Terminal). The unique location also arises from the closeness of the airport at Gdańsk-Rębiechowo (25 km) and the closeness of the currently constructed airport at Gdynia-Kosakowo (5 km). The 4-lane overpass ensures the accessibility to the TriCity ring road and then to the A-1 motorway. In future, the Western Port will also be the beginning of the northern ring road improving the accessibility to the route running in the direction of Szczecin. The area in the Western Port in which the investments are planned falls under the local land use plan: part of its grounds is already used as a warehousing centre and a service centre designed for fulfilling the needs of the partners from the forwarding and logistics sector. The grounds of the area of more than 30 ha are destined for new investments. Until the end of 2013, new infrastructures along with rail and road investment are planned. The activity will be co-financed from the EU Cohesion Fund and from the own means at the disposal of Port of Gdynia Authority SA.

Besides the aforesaid operations, we are implementing a design of building another high-storage warehouse on the grounds adjoining the Western Port for lease purposes. Depending on the needs of the partners, Zarząd Morskiego Portu Gdynia may prepare a flexible offer – one beginning from a 30-year usufruct up to the lease of a dedicated warehouse area.





14

15

16

17

LOCATION	Gdynia Port	Gdynia Port	Gdynia Port	Gdynia Port
ADDRESS	The vicinity of the planned Logistyczna Street	The area of the planned Logistyczna Street	J. Wiśniewskiego 27	Kontenerowa
LOT NO.	52/1, 53/1 – KM 101, 34/2, 36/2, 38/2 – KM 103	154/12, 156/6, 189/10 – KM 102, 27/1, 28/1, 31/2 – KM 103	67/2, 82/8, 100/2, 103/2 – KM 100	726/11, 751/1, 751/5, 752/4 – KM 12
OWNER	State Treasury, the property is held in perpetual usufruct by ZMPG SA	State Treasury, the property is held in perpetual usufruct by ZMPG SA	State Treasury, 67/2 i 82/8, the property is held in perpetual usufruct by ZMPG SA, 100/2 and 1003/2, the property is given out for free use to ZMPG SA	State Treasure, 726/1, 751/5, 752/4, the property is held in perpetual usufruct by ZMPG SA, 751/1, the property is given out for free use to ZMPG SA
AREA	115.656 m²	107.528,7 m²	34.412 m²	22.997 m²
GROUND OR USABLE PREMISES	Grounds	Grounds	Partly-developed, soil-surface grounds	Grounds
FOR SALE OR LEASE	Lease	Lease	Lease – high-storage warehouse built by ZMPG SA	Lease
SITE DETAILS	The area of the Western Port in Gdynia	The vicinity of the Western Port in Gdynia	The vicinity of the Western Port in Gdynia	The area of the Western Port in Gdynia
PRESENT CONDITION	Non-developed, soil-surface grounds	Non-developed, soil-surface grounds	Partly-developed area	Non-developed, soil-surface grounds
MEDIA/ INFRASTRUCTURE	No connections to the mains, the connections are to be made in the (planned) Logistyczna Street that is to be built by ZMPG SA within 2 years; water supply mains and power supply SN 15 kV mains (Wiśniewskiego Street) are running in the vicinity	No connections to the mains, the connections are to be made in the (planned) Logistyczna Street that is to be built by ZMPG SA within 2 years; water supply mains and power supply SN 15 kV mains (Wiśniewskiego Street) are running in the vicinity	No gas availability, the remaining media are available on the property	No gas availability, the property has no connections to the mains, the media being available in Kontenerowa Street
PROPERTY DESCRIPTION	Non-developed, flat grounds	Non-developed, flat grounds	Partly developed area meant for building (as per relevant plans) a high-storage warehouse of the total area of about 18,000 m²	Non-developed, flat grounds
LAND USE PLAN	Functions: logistics and distribution services connected with the port and sea turnover	Functions: logistics and distribution services connected with the port and sea turnover	Functions: logistics and distribution services connected with the port and sea turnover	Functions: logistics and distribution services connected with the port and sea turnover
TRANSPORT ACCESSIBILITY	The TriCity ring road 1 km The L. Walesa airport 25 km	The TriCity ring road 1 km The L. Walesa airport 25 km	The TriCity ring road 1 km The L. Walesa airport 25 km	The TriCity ring road 1 km The L. Walesa airport 25 km
CONTACT	Jan Lewko j.lewko@port.gdynia.pl Magdalena Kur m.kur@port.gdynia.pl <b>www.port.gdynia.pl</b>	Jan Lewko j.lewko@port.gdynia.pl Magdalena Kur m.kur@port.gdynia.pl <b>www.port.gdynia.pl</b>	Jan Lewko j.lewko@port.gdynia.pl Magdalena Kur m.kur@port.gdynia.pl <b>www.port.gdynia.pl</b>	Jan Lewko, j.lewko@port.gdynia.pl Magdalena Kur m.kur@port.gdynia.pl <b>www.gdynia.pl</b>



INVESTMENT OFFER OF <b>PORT OF GDYNIA AUTHORITY SA</b>	
13	
LOCATION	Gdynia Port
ADDRESS	The area of the planned Nabrzeża Bułgarskiego /Bulgarian Quay/
LOT NO.	14/1, 15/1, 22/1, 31/1, 32/1 – KM 107, 65/8, 66/8, 98/8 – KM 108
OWNER	State Treasury (31/1, 32/1): 14/1, 65/8, 66/8 the property is held in perpetual usufruct by ZMPG SA,15/1, 22/1 under a permanent management of the Maritime Office, 98/8 – Municipality of the city of Gdynia
AREA	48.879,1 m²
GROUND OR USABLE PREMISES	Grounds
FOR SALE OR LEASE	Lease of the stacking yard built by ZMPG SA
SITE DETAILS	The vicinity of the Western Port in Gdynia
PRESENT CONDITION	Non-developed, soil-surface grounds
MEDIA / INFRASTRUCTURE	Non-developed, connecting to the mains – in the planned building of the Bulgarian Wharf that will be implemented by ZMPG SA within 2 years
PROPERTY DESCRIPTION	Non-developed grounds, excellent communicational connections
LAND USE PLAN	Functions: logistics and distribution services connected with the port and sea turnover
TRANSPORT ACCESSIBILITY	The TriCity ring road 1 km The L. Walesa airport 25 km
CONTACT	Jan Lewko j.lewko@port.gdynia.pl Magdalena Kur m.kur@port.gdynia.pl <b>www.port.gdynia.pl</b>



**www.gdynia.pl**  
**www.investgdynia.pl**

**GDYNIA IS A CITY WHICH:**

- has the highest quality of life among the 19 cities of Poland of over 200 thous. inhabitants (based on the Social Diagnosis research carried out under the guidance of prof. Janusz Czapiński)
- has one of the lowest unemployment rates in Poland (5.0 % in June 2011)
- has the most modern sea port in Poland, one comprising the best container terminals in the Baltic area
- is the place where the headquarters of Polish Navy are based
- is the favourite Polish port to the world’s biggest passenger ships
- has the biggest marina in Poland
- has the rapidly developing Pomeranian Science and Technology Park – with the world’s best companies
- has unique tertiary-education schools educating specialists for the maritime industry
- has the International Baccalaureate School No. 0704 and the Middle Years Programme Lower Secondary School
- has the Poland’s sole EXPERYMENT Science Centre in which the youngest are taught through entertainment
- is the host of Europe’s major cultural, economic and sports events like Heineken Open’er Festival
- is beautifully located – on the seaside and on the moraine hills grown with woods
- is stylish and modern – often referred to as the pearl of the European modernism

Photographs:  
T. Kamiński, K. Kowalski, M. Pegowski, K. Romański, M. Śmierzchalski, T. Urbaniak, P. Kozłowski, M. Bejm

Materials:  
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**GDYNIA CITY HALL**

ECONOMIC POLICY AND ESTATES DEPARTMENT

Al. Marszałka Piłsudskiego 52/54, 81-382 Gdynia

Tel. +48 58 668 81 48

[www.gdynia.pl](http://www.gdynia.pl)

[www.investgdynia.pl](http://www.investgdynia.pl)