

**Land for sale in Industrial park
Kechnec**

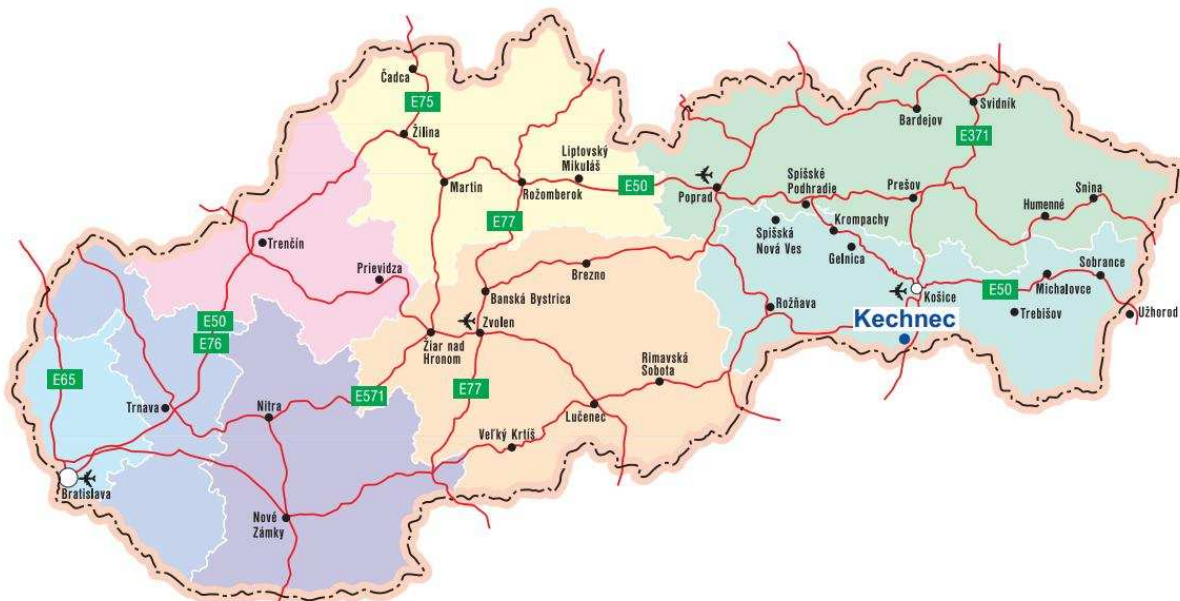


**Land for Sale
in
Industrial Park
KECHNEC**

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Brief Characteristic of the Area

Košice as the second largest city of the Slovak Republic is situated in the eastern part of Slovakia near the border with Hungary (20 km), Ukraine (80 km) and Poland (90 km). Favourable location made Košice an important intersection of trading routes in the past. Today the city is an economic and cultural center of the region, transport intersection including railway and international airport. Within its administrative borders the city area is 244 km² with 234,237 inhabitants (2007). Population density reaches 964 persons/km². Košice is cultural and administrative seat of the region, including the seat of the Constitutional Court of the Slovak Republic, seat of the Košice Self-governing Region and seat of several universities as well. Within 30 km distance, there are 400 000 people in the productive age living in this area. Within one day's truck drive reside 350 million people. There are markets of 13 countries within 1000 km.



Transportation and connections to Kechnec

The Kechnec area is situated in Košice region, in the southern part of the district Košice – okolie (surroundings) in a close proximity to the Hungarian border crossing. The expressway connects Kechnec with two major cities in the area - Košice and Miskolc (Hungary). The distance to Košice down-town is approximately 20 km and to Miskolc 65 km. Košice International airport is located 18 km from the

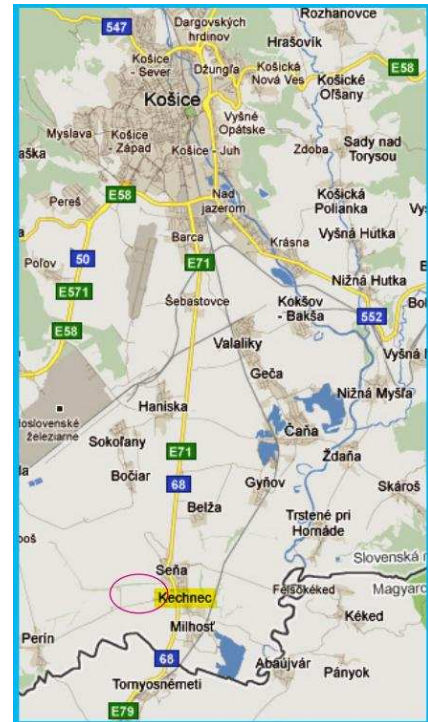
Schools located in Košice:

Technical University in Košice www.tuke.sk
Faculty of Mining, Ecology, Process Control and Geotechnology
Faculty of Metallurgy
Faculty of Mechanical Engineering
Faculty of Electrical Engineering and Informatics
Faculty of Civil Engineering
Faculty of Economics
Faculty of Manufacturing Technologies
Faculty of Arts
Faculty of Aeronautics
Pavol Jozef Safarik University in Košice www.upjs.sk
Faculty of Medicine
Faculty of Science
Faculty of Law
Faculty of Public Administration
Faculty of Arts

University of Veterinary Medicine and Pharmacy in Košice www.uvm.sk
University of Economics in Bratislava www.euke.sk
The Faculty of Business Economics with seat in Košice
QSI International School Košice kosice.qsischool.org

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zone. The Kechnec Industrial Zone is 60 km far from the connection to the European Highway System in Hungary; there are plans to finish the expressway Kosice – Miskolc in the near future. The road I/68 connects Kechnec Industrial Zone to South-East international road network „The Baltic countries – Poland – Slovakia – Hungary – the Balkans“. The railway passing Kechnec is defined in the International European Agreement on routes as international combined transportation road. This railway connects Poland, Slovakia and Hungary. The railway freight transportation to the Ukraine **requires access to the Eastern broad gauge rail-way**; 3,5 km from the Kechnec Industrial Zone the European standard gauge railway meets the Eastern broad gauge railway.



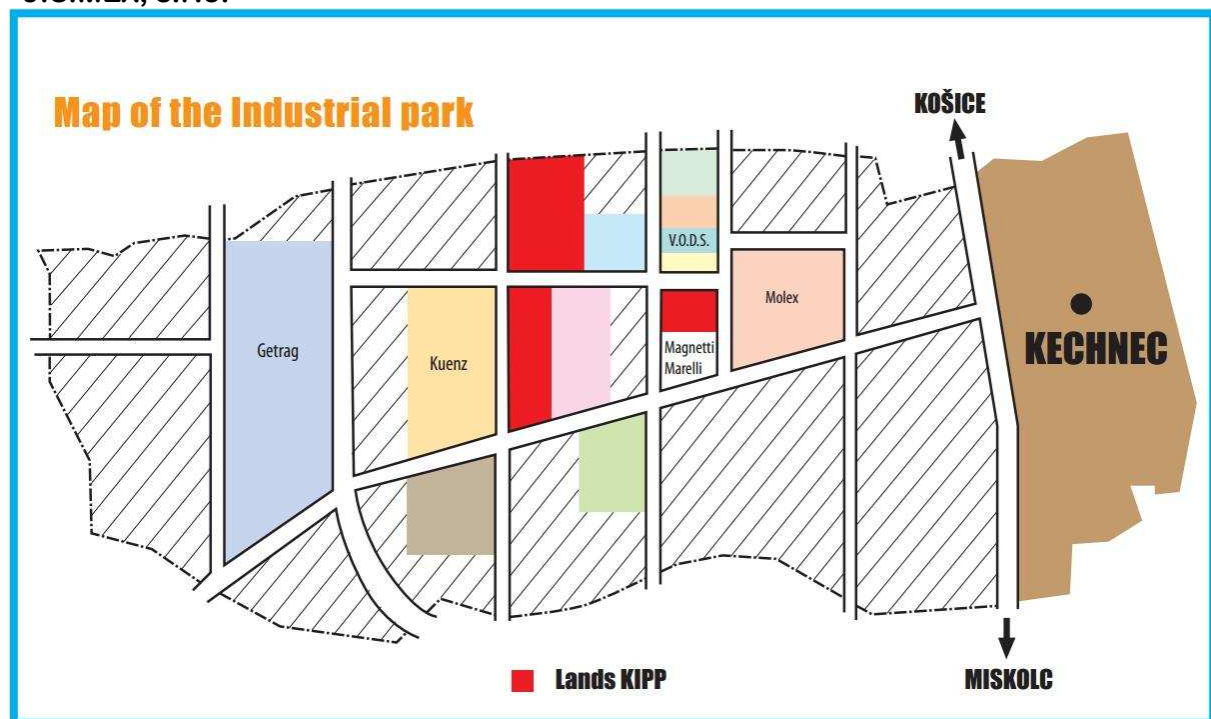
Brief Characteristic of the Industrial Park

The Kechnec Industrial Zone is 60 km far from the connection to the European Highway System in Hungary; there are plans to finish the expressway Kosice – Miskolc in the near future. The road I/68 connects Kechnec Industrial Zone to South-East international road network „The Baltic countries – Poland – Slovakia – Hungary – the Balkans“. The railway passing Kechnec is defined in the International European Agreement on routes as international combined transportation road. This railway connects Poland, Slovakia and Hungary. The railway freight transportation to the Ukraine requires access to the Eastern broad gauge railway; 3,5 km from the Kechnec Industrial Zone the European standard gauge railway meets the Eastern broad gauge railway.

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Companies already established in the Park:

- GETRAG FORD Transmissions Slovakia, s.r.o. – www.getrag.de
- Kuenz-SK, s.r.o. – www.kuenz.com
- Magneti Marelli Slovakia, s.r.o.- www.magnetimarelli.sk
- SWEP Slovakia, s.r.o. – www.swep.net
- CROWN BEVCAN SLOVAKIA
- Schelling Slovakia, s.r.o. – www.schelling.com
- GEFCO Slovakia
- IEE Sensing Slovakia s.r.o. – www.iee.lu
- V.O.D.S., a.s. Košice – www.vods.sk
- Dorsvet Plus s.r.o. – www.dorsvetplus.sk
- Doppelmayr Slovakia, s.r.o. – www.doppelmayr.com
- Čamaj Transport, s.r.o.
- Evans, s.r.o.
- EUROTINPLATE SERVICE SK spol. s r.o.- www.padovanigroup.com
- JISIMEX, s.r.o.



Land for sale in Industrial park Kechnec

There is complete infrastructure available for future development in the Park. The infrastructure includes:

- Electric line on its border– 22 kV and 110 kV,
 - 6 transformers on its border (each able to generate 1 MW),
 - New electrical substation (80 MVA),
 - Gas regulation station with capacity 5,000 m³/hour within the zone
- Medium pressure distribution systems, high pressure one at the zone border,
- Water source capable to provide 63 litres per second; two pipelines with diameter 315 mm,
 - Drinking water distribution system with diameter 225 mm and industrial water distribution system with diameter 200 mm,
 - Sewage pipeline with diameter 300, 500 and 600 mm,
 - Capacity of waste water treatment plant is 12,000 equivalents; currently only 25 to 30% capacity is used,
 - Surface rainwater drain with capacity for a whole area of the zone,
 - Sufficient number of telephone connections to high-speed Internet.



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Land for Sale Offered in the Industrial Park Kechnec

The land offered is situated directly in the area of the Industrial Park Kechnec. The land is owned by KIPP s.r.o. the Slovak Company seated in Bratislava.

The land offered is defined in Cadastral portal as follows:

Parcel no. 508/84, 508/85, 508/98, 508/99, 508/100, 508/101, 508/102, 508/103, 508/104, 508/105, 508/106, 508/107, 508/108, 508/109, 508/110, 508/111, 508/112, 508/113, 508/114, 508/115, 508/120 and 508/122.

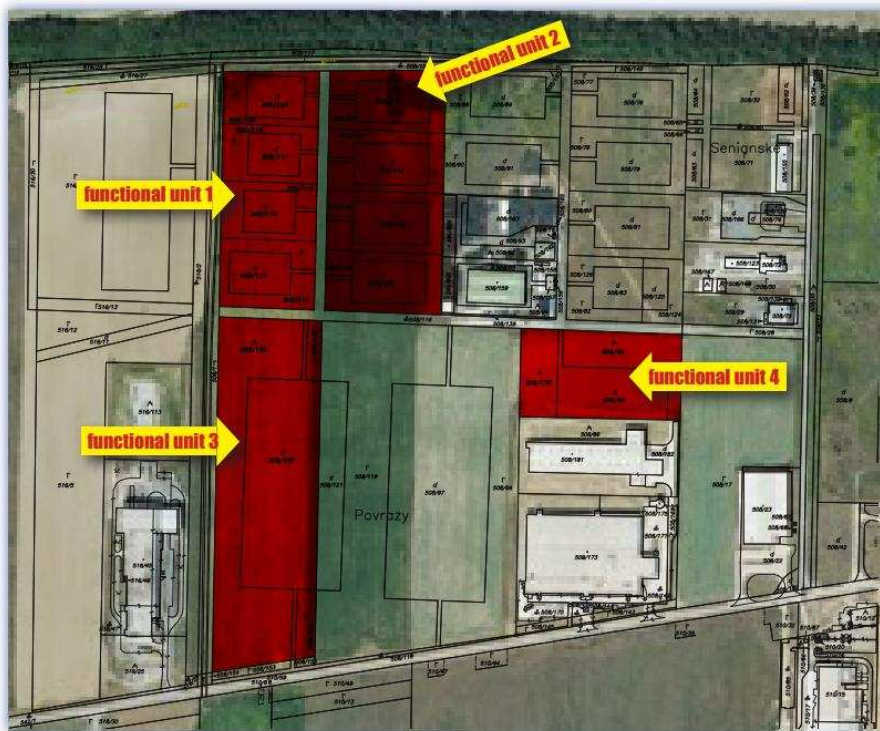
Total area of land parcels stated above represents 154,261 m²



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The land offered is divided into four individual functional units.

- Unit 1 with the total area of 3.48 hectares
- Unit 2 with the total area of 4.32 hectares
- Unit 3 with the total area of 5.46 hectares
- Unit 4 with the total area of 2.11 hectares



At present units 1, 2 and 3 are separated by land parcel 508/116. This particular land is owned by Kechnec municipality and is intended to be the future road connecting the units with the rest of the Park infrastructure. In case of investor's interest and agreement with the municipality it is possible to connect units 1, 2 and 3 into the bigger continuous area. The area of the land in that case would be as follows (including part of 508/116):

functional unit 1
functional unit 3
functional unit 4
functional unit 2

- Units 1 and 2 will create continuous area of 8.1 hectares
- Units 1 and 3 will create continuous area of 9.7 hectares
- Units 1, 2 and 3 will create a continuous area of 14.3 ha

The land offered is suitable for future building of all kinds of production facilities and storing activities.

For further information please contact Ing. Milín Kaňuščák, Kami profit s.r.o, Bratislava.
00421907777448; milin@kami-profit.sk; www.kami-profit.sk