

Mazovia

Mazovia, located in Central-Eastern Poland, is the biggest and most densely populated (5 million people) region in Poland. Here, some of the main European trade routes run, such as the route Paris-Berlin-Warsaw-Moscow (the main European communication route between East and West), as well as the route between North-Eastern Europe and Central Europe. An extensive road and rail network connects Mazovia with other country regions. It is here that the most important Polish airport - Warsaw Chopin Airport - is located, handling approx. 43% of passenger traffic in Poland.

The capital of both Mazovia and Poland is Warsaw. It is the greatest and most important centre for science, culture, business and politics and also the biggest academic centre in Poland. The other main cities are: Radom, Płock, Siedlce and Ostrołęka.

The country's biggest intellectual potential is concentrated here, with a dozen state universities and a few dozen private ones, which altogether provide education to 307 thousand students. In addition, 40% of the country's research and development potential is located here. The region has also been ranked first in terms of foreign languages knowledge.

Mazovia is the economic leader among Polish regions. Its assets are both investment attractiveness and economic potential. With its resilient economy, Mazovia is at the forefront of economic development and business activity. It is Poland's leader in entrepreneurship, generating the highest GDP which accounts for almost 22% of Poland's GDP. It is a region where all industries have developed (except mining, ship-building and coke industries) with none being the dominant one.

Mazovia is the most attractive region for foreign investors in Poland, which is reflected in the fact that 42% of total foreign direct investment has been placed here. The biggest part of foreign investment capital comes from: USA, Great Britain, Germany, Spain, Sweden, Austria, Norway, Japan, Denmark and South Korea. Some of the largest companies which have invested in Mazovia are: LG, Samsung, General Electric (GE), Skanska, Stora Enso, ProLogis, IBM, Tesco, Ghelamco, ING Groep (ING Group), ORCO Property Group and many others.

The Region's Assets

- high concentration of economic entities
- located along Pan-European corridors which provide communication with Europe's main cities (extensive railways and the country's biggest airport)
- the highest level of innovativeness (one of the country's top expenditures on research and development)
- Warsaw – the country's and region's capital, a city of international importance. It has the highest dynamics of economic changes, large well-qualified human resources and high dynamics of state sector privatization
- central location at the junction of communication routes
- the country's economic leader: the highest GDP that accounts for almost 22% of Poland's GDP
- the country's top GDP per capita
- Warsaw Stock Exchange – the venture capital centre for Central and Eastern Europe

Special Economic Zones (SEZ)

Special Economic Zones (SEZ) successfully match investors' needs with the demands of particular regions where they were created. Each zone is a separate administrative territory where business activity is given preferential conditions. Entrepreneurs investing in a SEZ are granted tax reliefs and a further advantage is the opportunity to start operation on a prepared and developed land.

In order to support the regional development in Mazovia subzones were created within the following Special Economic Zones: Warmińsko-Mazurska, Tarnobrzaska, Starachowicka, Suwalska and Łódzka.

Special Economic Zones were created in order to:

- speed up the economic development of Polish regions
- develop and implement the latest technological solutions in the national economy
- increase the competitiveness of products and services
- utilize post-industry property and infrastructure
- create new jobs

It is also important to note that Płock Industrial and Technological Park is located here, by the northern border of Płock, where it neighbours with the refining and petrochemical plant and PKN Orlen head office.



Mazovia Development Agency Plc

Mazovia Development Agency Plc is an organization with the capital fully owned by the Government of Mazovia Region. The Agency's mission statement is to create and promote Mazovia's socio-economic development by supporting small and medium enterprises and self-government units.

Investor and Exporter Service Centre

Investor and Exporter Service Centre, which operates within Mazovia Development Agency Plc, supports investors and exporters and acts for the economic promotion of Mazovia both across the country and worldwide. Investor and Exporter Service Centre functions as the first contact point between foreign investors who are interested in investing in the region and Mazovian entrepreneurs seeking exporting opportunities.

- **WE HELP**
Domestic and foreign investors
- **WE SUPPORT**
Mazovian entrepreneurs
- **WE PROMOTE**
Mazovia's economic potential both within the country and abroad



THE CENTRE'S MAIN OBJECTIVES:

Supporting Investors

- Assisting domestic and foreign investors seeking to start business in Mazovia Region
- Informing on the economic and legal conditions for investing in Mazovia
- Assisting in choosing investment sites
- Preparing and promoting Mazovian investment offer at trade fairs, conferences, seminars, workshops and other national and international economic events

Promoting Export

- Informing on the rules of running business on a given foreign market
- Supporting Mazovian enterprises by means of pro-export tools
- Helping in establishing trade relations with foreign companies
- Organizing and assisting economic missions
- Preparing and promoting Mazovian investment offer at trade fairs, conferences, seminars, workshops and other national and international economic events
- Organizing training in foreign trade

Economic Promotion

- Promoting Mazovia's economic brand
- Organizing and participating in national and international economic projects in cooperation with self-government units and business environment institutions

Mazovia Development Agency Plc

Tel.: +48 22 566 47 83
Mobile: +48 607 407 430
e-mail: coie@armsa.pl
www.coie.armsa.pl

Location and owner	Municipality	Błonie
	City or street	Błonie Pass
	Price	~40 Euro net / sq.m.
	Area	30 ha (to divide into smaller plots)
	Owner	Private
Land specification	Zoning	Production, industry, services
	Building coverage (%), building height limit	90%, 20 m
	Access road to the plot	Asphalt road
	Nearest motorway / national road	A2 highway - 8 km, interchange Tłuste, national road no 2 - 300 m
	Additional information	-
	Distance to Warsaw (Capital), nearest airport	30 km
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Nowy Dwór Mazowiecki
	City or street	Modlin Stronghold
	Price	15 000 000 Euro gross (possible 50% discount)
	Area	55 ha (fortress 60.000 sq.m.)
	Owner	Military Property Agency
Land specification	Zoning	Tourism, services
	Building coverage (%), building height limit	-
	Access road to the plot	Asphalt road
	Nearest motorway / national road	Express road S7 - 2 km, national road 62
	Additional information	A unique historic stronghold
	Distance to Warsaw (Capital), nearest airport	40 km, 2km Modlin Airport
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



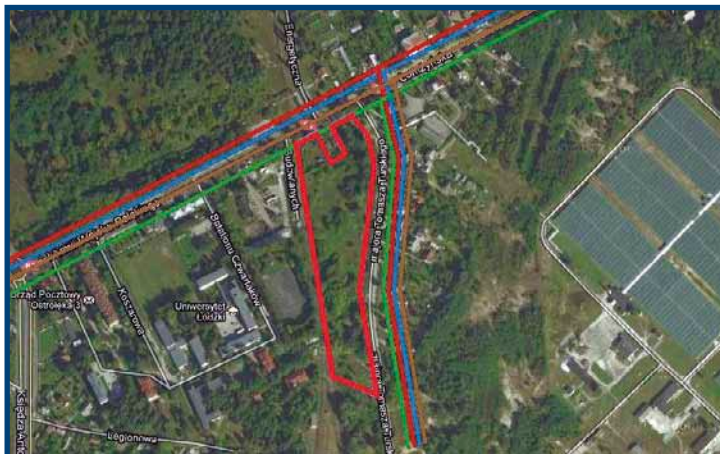
Location and owner	Municipality	Mszczonów
	City or street	Mszczonów
	Price	25 Euro net / sq.m.
	Area	40 ha (to divide into smaller plots)
	Owner	Private owner
Land specification	Zoning	Production, industry, services
	Building coverage (%), building height limit	85%, 40 m
	Access road to the plot	Commune asphalt road, 15 m wide
	Nearest motorway / national road	Express road S8 - 1500m, national road 50
	Additional information	-
	Distance to Warsaw (Capital), nearest airport	40km, 40 km
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Lesznowola
	City or street	Mysiadło
	Price	200 EURO / sq.m.
	Area	83 ha
	Owner	Lesznowola commune
Land specification	Zoning	Services
	Building coverage (%), building height limit	-
	Access road to the plot	Asphalt roads
	Nearest motorway / national road	National road 79 (Pulawska street)
	Additional information	Close to Warsaw City centre
Infrastructure	Distance to Warsaw (Capital), nearest airport	12km, 12km
	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Ostrołęka
	City or street	City of Ostrołęka
	Price	Tender
	Area	3,2 ha
	Owner	City of Ostrołęka
Land specification	Zoning	Production
	Building coverage (%), building height limit	-
	Access road to the plot	Asphalt roads 6 and 11 m wide
	Nearest motorway / national road	National road no. 61 - 500m
	Additional information	Special Economic Zone
Infrastructure	Distance to Warsaw (Capital), nearest airport	120 km
	Electricity - distance (m)	Yes
	Gas - distance (m)	No
	Water supply - distance (m)	Yes
	Sewage system - distance (m)	No



Location and owner	Municipality	Pionki
	City or street	Pionki
	Price	Tender, ~ 4 Euro / sq. m.
	Area	300 ha (to divide into smaller plots)
	Owner	City of Pionki, Special Economic Zone
Land specification	Zoning	Production, industry, services
	Building coverage (%), building height limit	-
	Access road to the plot	Regional road 787
	Nearest motorway / national road	National road 79
	Additional information	-
	Distance to Warsaw (Capital), nearest airport	100 km, 90 km
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Płock
	City or street	The Płock Industrial and Technological Park
	Price	Negotiation
	Area	200 ha
	Owner	The Płock Industrial and Technological Park
Land specification	Zoning	Production, industry, services
	Building coverage (%), building height limit	70%, 20 m
	Access road to the plot	Commune and poviast asphalt road
	Nearest motorway / national road	Close to PKN Orlen refinery
	Additional information	A1 and A2 intersection - 50km, express road S10
	Distance to Warsaw (Capital), nearest airport	110 km, Modlin - 74 km, Warsaw - 120 km
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Przasnysz
	City or street	Sierakowo
	Price	Tender, ~3 - 5 Euro / sq. m.
	Area	247 ha (140 - investment site, 107 - airport area)
	Owner	Przasnysz District
Land specification	Zoning	Production, industry, services
	Building coverage (%), building height limit	80%, 15 m
	Access road to the plot	Asphalt road
	Nearest motorway / national road	National road no. 57
	Additional information	Grass airstrip for small airoplanes (bussines and tourism function)
Infrastructure	Distance to Warsaw (Capital), nearets airport	110 km, 110 km (airfield on site)
	Electricity - distance (m)	Yes
	Gas - distance (m)	Yes
	Water supply - distance (m)	Yes
	Sewage system - distance (m)	Yes



Location and owner	Municipality	Radom
	City or street	Radom - Wośniki
	Price	Tender, ~14 EURO / sq.m.
	Area	26 ha (to divide into smaller plots)
	Owner	City of Radom
Land specification	Zoning	Industry, services
	Building coverage (%), building height limit	70%, 30 m
	Access road to the plot	Express road S7
	Nearest motorway / national road	Express road S7
	Additional information	Warehouses, other buildings on site ~ 1,5 ha
Infrastructure	Distance to Warsaw (Capital), nearest airport	100 km, 100 km, planned Radom Sadkow Airport
	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Grójec
	City or street	Słomczyn
	Price	18 Euro / sq.m.
	Area	33 ha
	Owner	Grójec Commune
Land specification	Zoning	Production, warehouses
	Building coverage (%), building height limit	-
	Access road to the plot	Asphalt road 18 m wide
	Nearest motorway / national road	National road 50 along site
	Additional information	Plot awarded in fifth Edition of the National Competition "The Golden Site" 2012
Infrastructure	Distance to Warsaw (Capital), nearest airport	45 km, 45 km
	Electricity - distance (m)	On site
	Gas - distance (m)	No, 200 m
	Water supply - distance (m)	On site
	Sewage system - distance (m)	On site



Location and owner	Municipality	Węgrów
	City or street	Węgrów
	Price	~ 7 Euro / sq. m.
	Area	29 ha (to divide into smaller plots)
	Owner	State Treasury, Agricultural Property Agency
Land specification	Zoning	Production, warehouses
	Building coverage (%), building height limit	60%, 12 m
	Access road to the plot	Unpaved road, 6 m wide
	Nearest motorway / national road	National road 62 - 100 m
	Additional information	Special Economic Zone
	Distance to Warsaw (Capital), nearest airport	78 km
Infrastructure	Electricity - distance (m)	On site
	Gas - distance (m)	On site
	Water supply - distance (m)	On site
	Sewage system - distance (m)	1,3 km



Location and owner	Municipality	Zakroczym
	City or street	Zakroczym
	Price	Tender, ~60 500 000 Euro
	Area	225 ha
	Owner	Agricultural Property Agency
Land specification	Zoning	Industry, warehouses, services
	Building coverage (%), building height limit	15 m
	Access road to the plot	Asphalt road
	Nearest motorway / national road	National road no. 7 - 1,5 km
	Additional information	-
	Distance to Warsaw (Capital), nearest airport	40 km, Modlin Airport 1 km
Infrastructure	Electricity - distance (m)	1 km
	Gas - distance (m)	1 km
	Water supply - distance (m)	1 km
	Sewage system - distance (m)	1 km

