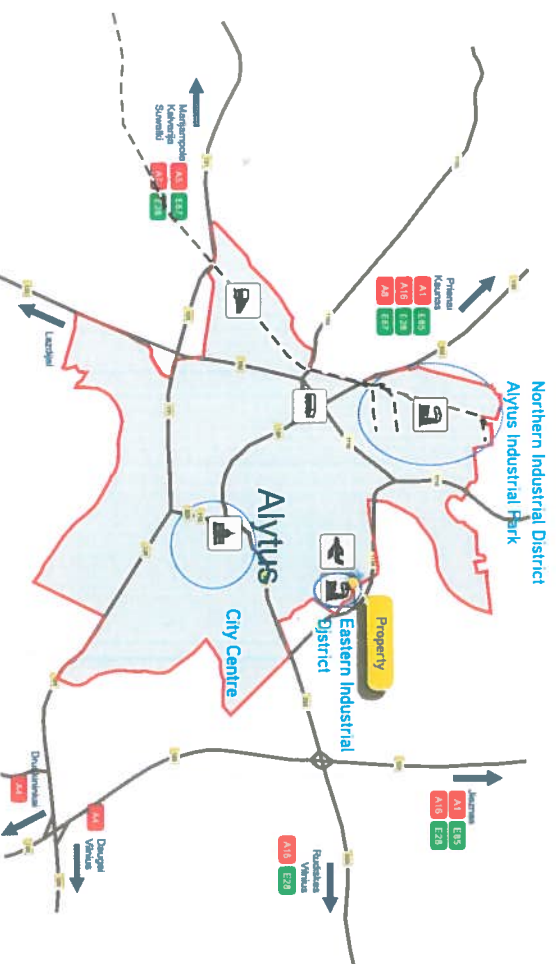


Opportunity

Colliers International is pleased to present an opportunity to acquire an industrial complex, which corresponds to high quality technical standards and is located in Alytus, the 6th largest city of Lithuania.

Key Investment Considerations

- > Alytus is the city with deep industrial traditions, comparatively cheap labor force, highly qualified specialists and favorable investment environment.
- > Strategic location in the country and proximity to the arterial roads make the Property easily accessible by national and international highways.
- > Fully reconstructed and well-maintained property that meets high quality technical standards.
- > Newly installed / refurbished engineering systems which ensure long-lasting and efficient performance.
- > Attractive investment perspective: acquisition of the Property for own use or for investment purposes.
- > Transaction will be structured as an asset deal, facilitating the due diligence process.



Property Summary Information

- > **Location:** Miskiniuku St. 19, 19A, Alytus, Lithuania
- > **Property:** Industrial complex
- > **Type of ownership:** freehold (buildings, structures, engineering facilities) and leasehold (two state-owned land plots)
- > **Property owner:** The Property for sale is owned by the subsidiary of the international company. It has long been used in the production of soft drinks and beverages.
- > **Land plot size:** 3.2505 ha
- > **Total GBA:** 6,195 sqm of which:
 - » Industrial building: 5,136 sqm (1P2b)
 - » Warehouses: 529 sqm (2F1g) and 530 sqm (3F1g)
- > **Year of reconstruction:** 2007 - 2012
- > **Condition of buildings and premises:** Good

