

KOKASAUNA TEHNOPARK



PRODUCTION, WAREHOUSE
& COMMERCIAL PREMISES

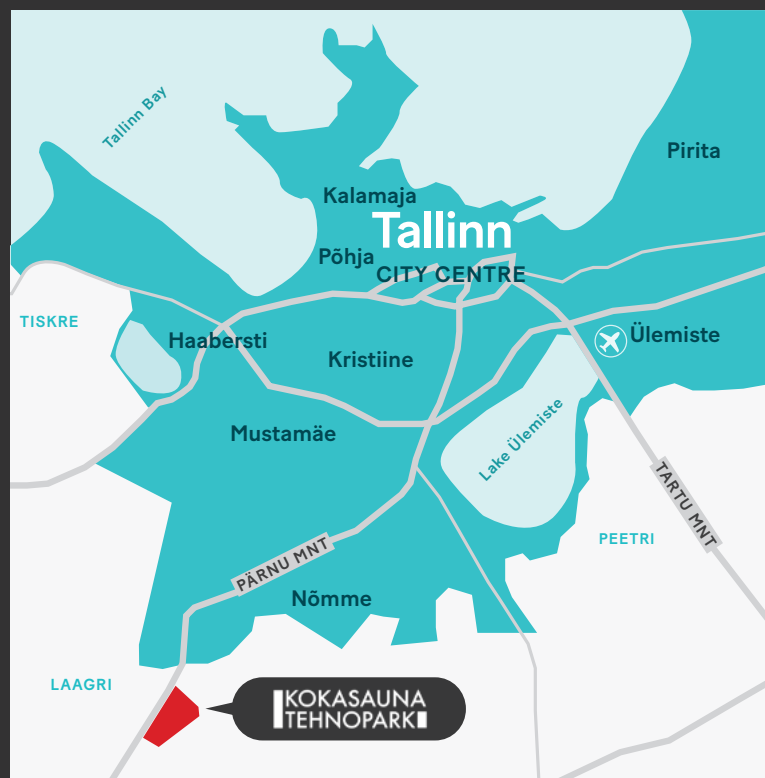
FOR SALE OR RENT

TURNKEY SOLUTIONS

Kokasauna industrial park is located just behind the border of Tallinn in the immediate vicinity of the well-established Tännassilma industrial and logistics park and is suitable for all companies looking for new production, storage or other commercial premises. Tännassilma region has proven itself for companies already operating in the area as an effective business environment, where also future growth and development is possible.

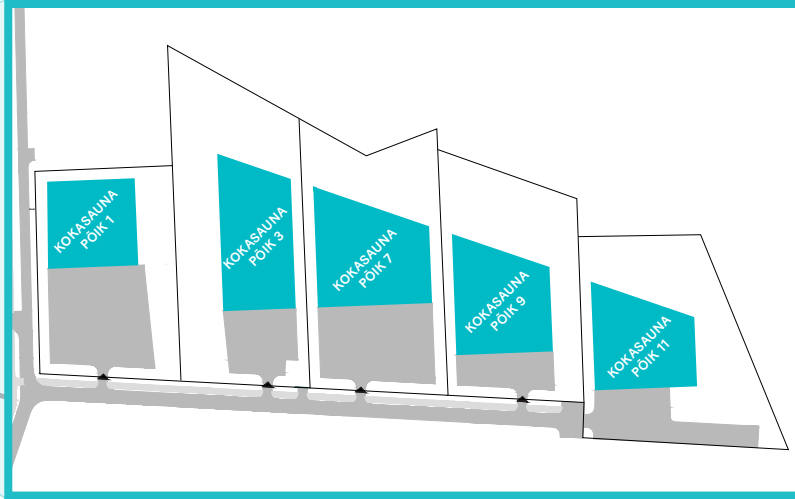
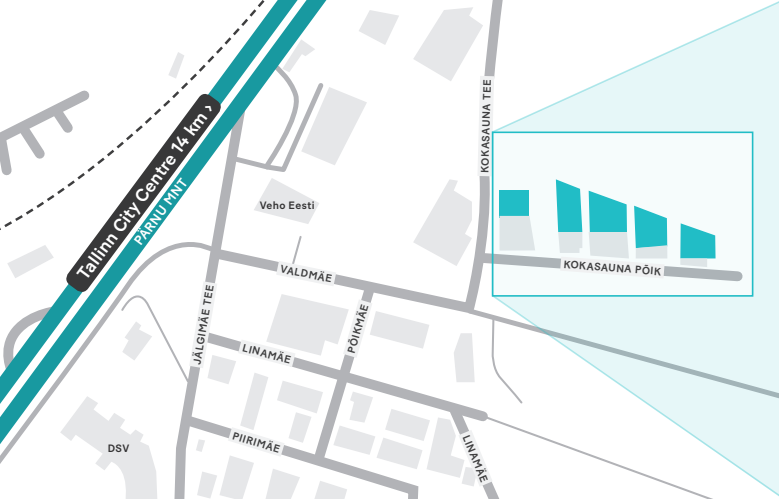
Kokasauna industrial park is suitable for companies that value well thought-out planning and infrastructure solutions, good transportation connections, the proximity of labour force from both Tallinn and nearby Saku and Saue municipalities, and good neighbours and partners in the form of companies operating in the area. The immovables are located approximately 1 km from the border of Tallinn, 4 km from the Tallinn Ring Road (E265), 0.3 km from the Pärnu Highway (E67), 14 km from Tallinn City Centre, 40 km from Muuga Harbour and 16 km from Tallinn Airport and the Port of Tallinn.

kokasaunatehnopark.ee



COMBICON

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Kokasauna industrial park comprises of 5 land plots zoned as commercial and production land with sizes between 0.85 and 1.12 ha. Some of the immovables can also be merged together if necessary (detailed information can be found on the immovables leaflet). It is possible to build up to two-storey and 12-meter high production and/or commercial building on each registered immovable. Connecting points to all utilities (water,

firefighting water, sewage, electricity, communication channels, gas) are available at the immovables' boundaries. Street lighting, roadways and sidewalks and exits from all the immovables have been constructed. Connection to low-voltage grid with Elektrilevi OÜ is ampere-based – the metering cabinets with 3 × 160 A circuit breakers are installed on the borders of each immovable.

GENERAL INFORMATION ON KOKASAUNA INDUSTRIAL PARK IMMOVABLES:

| Address | Cadastre No | Land plot area, m ² | Area under buildings, m ² | Area under buildings and roads/squares, m ² | Max No of floors / Max allowed building height, m | Closed gross area, m ² |
|-------------------|----------------|--------------------------------|--------------------------------------|--|---|-----------------------------------|
| Kokasauna põik 1 | 71801:001:1113 | 8,563 | 3,400 | 5,210 | 2/12 | 6,800 |
| Kokasauna põik 3 | 71801:001:1114 | 11,248 | 4,000 | 4,360 | 2/12 | 8,000 |
| Kokasauna põik 7 | 71801:001:1115 | 10,034 | 4,000 | 5,860 | 2/12 | 8,000 |
| Kokasauna põik 9 | 71801:001:1116 | 9,005 | 3,600 | 3,910 | 2/12 | 7,200 |
| Kokasauna põik 11 | 71801:001:1117 | 9,822 | 3,400 | 4,400 | 2/12 | 6,800 |

For a personal quote and detailed information (detail planning with notes, drawings of roads and technical networks, geological basis, cadastre plans and other important data) please contact:

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The development and sale of Kokasauna industrial park is carried out by COMBICON, a construction and development company with a long-established experience in the field. In addition to the sale of registered immovables, it is also possible to order from us the design and construction of building(s) suitable to you by turnkey method. We can also offer flexible rental solutions, in which the building(s) will be designed and built exactly to your needs and rented on a long-term lease.

