

NEWSEC

WAREHOUSE KEKAVA

WAREHOUSE COMPLEX WITH RETAIL AND OFFICE PREMISES

CONFIDENTIAL

THE FULL SERVICE PROPERTY HOUSE

INVESTMENT HIGHLIGHTS

NEWSEC



WATCH
PROPERTY
VIDEO



NOI	~ 160k
WAULT	~ 0,5 years
Energy class	A+
Number of tenants	2
Vacancy	5%
Average price per sq. m.	4,5 Euros
Key tenants	Via3L logistics provider in Baltic



THE WAREHOUSE SPECIFICATION


- GBA - **4011 sq. m** GLA – **3597 sq.m**
- Land- **10 890 sq. m**
- Put into operation - **2009 year**
- Video surveillance system, motion sensors, automatic barrier and gate
- Warehouse ceiling height – 10 m
- Retail ceiling height – 5m
- Office premises -264 sq.m
- Electrical power **400 V, 63 A**, with energy reserve
- Three loading ramps and additional gates
- Air conditioning and ventilation system
- Heating gas boiler **60 kw** or pellet boiler
- Installed solar panels and collectors, reduce energy consumption
- Construction material - energy efficient
- Technically, the building doesn't require additional financial costs





LOCATION


Warehouse Kekava is located at the intersection of strategically important roads – **A5** and **A7** highways.

The warehouse has both great accessibility and close proximity to the main strategic points.

 Riga city center – 15 kilometers

 Riga International airport – 15 kilometers

 Riga seaport – 16 kilometers

 Nearby train station – 500 meters



ANCHOR TENANT

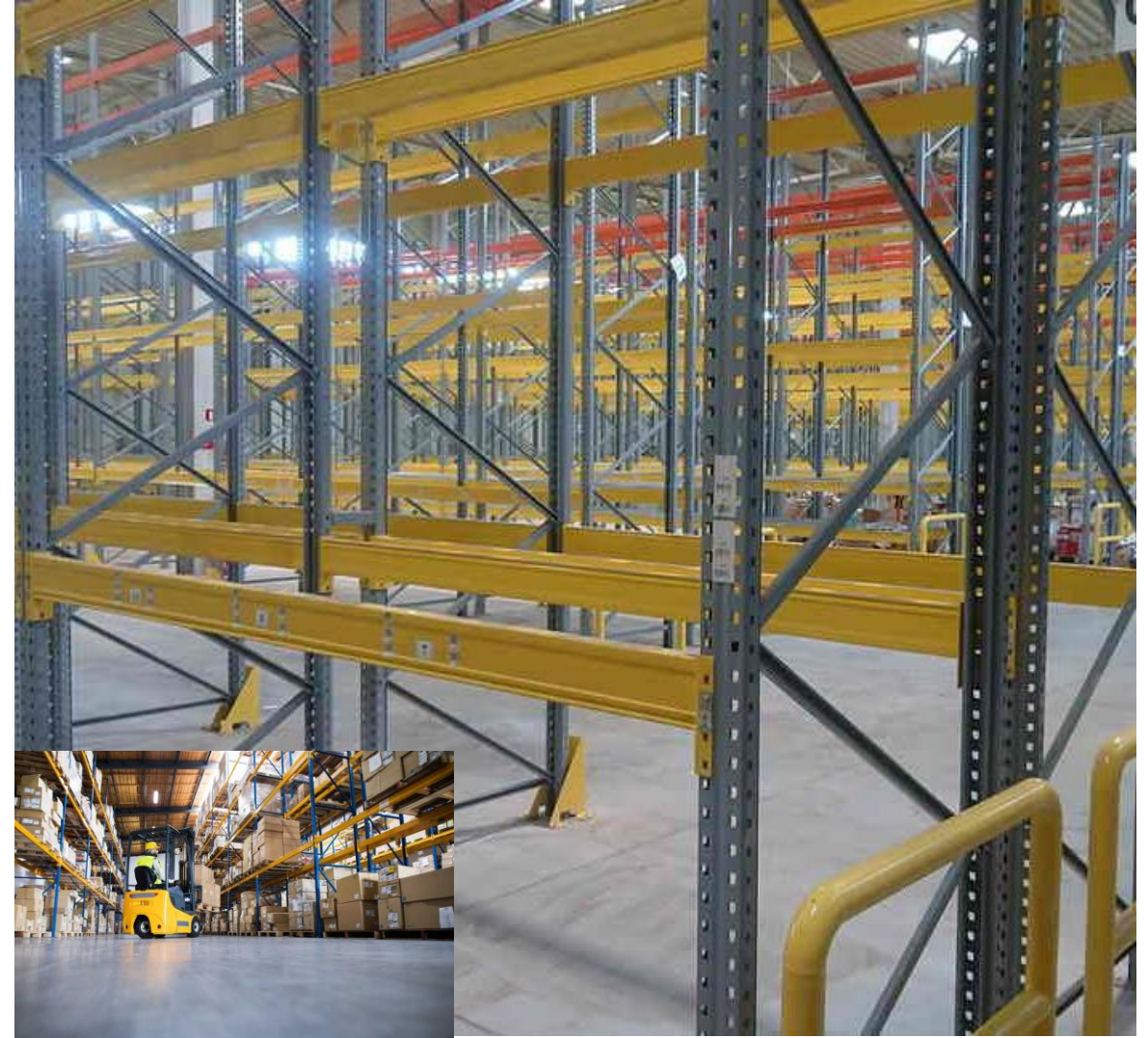
Via 3L is a leading group of companies operating in Baltic region focusing on contract logistics and international transportation services.

The company was founded in 2001 and has expanded since gradually to all Baltic States locating in capital cities – Tallinn, Riga, Vilnius.

Logistics companies service turnover amounted to 75ml Eur in 2017/2018.

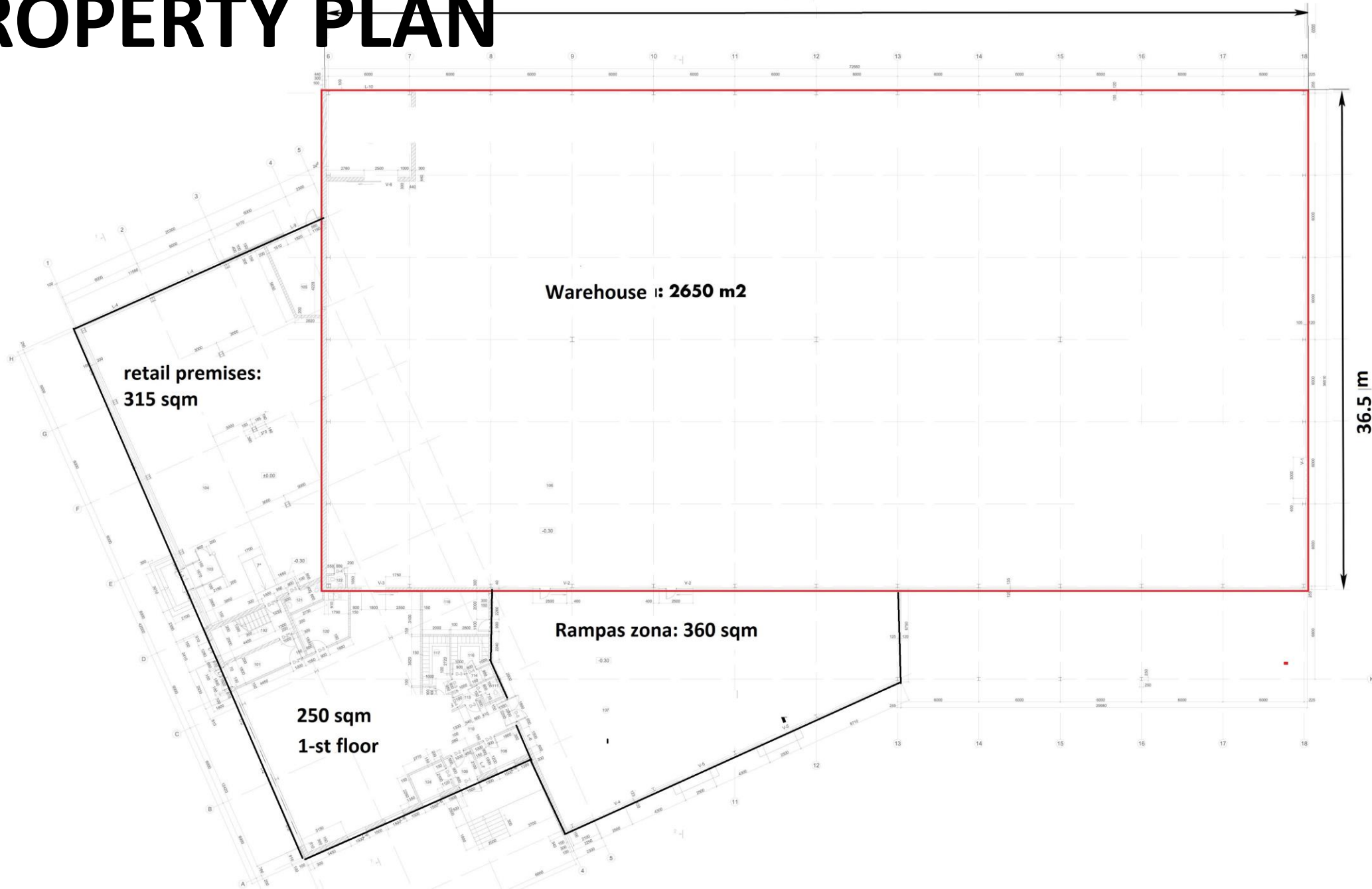
Group employs over 500 people and operates over 73 000 sqm modern warehouse facilities allowing storage and related services in ambient, chilled or frozen temperatures.

The company operates according to international certificates: Via 3L has ISO 14 001: 2015 environmental certificate, ISO 22 000: 2018 food safety certificate, FSSC 22000:2013



PROPERTY PLAN

72.6 m



NEWSEC IN THE BALTICS

CONTACTS



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