

GREEN INDUSTRIAL PARK CIERZNIE



INVESTMENT OFFER



MIASTO I GMINA
DEBRZNO



GREEN INDUSTRIAL PARK CIERZNIE

ZPP Cierznie is a particularly separated investment area, with the surface of 56.63 ha. It is located in the Northern part of gmina (community) Debrzno, in close proximity to the national road no. 22

The area of 9.87 ha of ZPP Cierznie has the status of Słupska Specjalna Strefa Ekonomiczna (Słupsk Special Economic Zone) – Sub-zone „Debrzno”.

On the territory of ZPP Cierznie, Business Incubator Cierznie is located.



The main subject of operations of IPC is improvement of economic competitiveness of Człuchowski powiat by means of support for creation and development of small and medium enterprises.

IPC offers:

- lease of:
 - office space - lease fee: 20-25 PLN net per 1m²
 - production-storage-service space - lease fee: 8-12 PLN net per 1m²
- professional office service
- service for meetings, trainings and conferences
- letting the conference room for companies located in IPC - free of charge
- promotion of entities operating in IPC on a website and during the trainings and conferences organized by IPC conference - free of charge.

IPC also acts as a local investor service centre.

Inkubator Przedsiębiorczości Cierznie

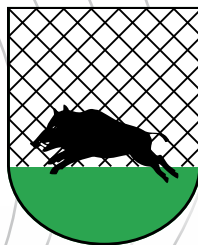
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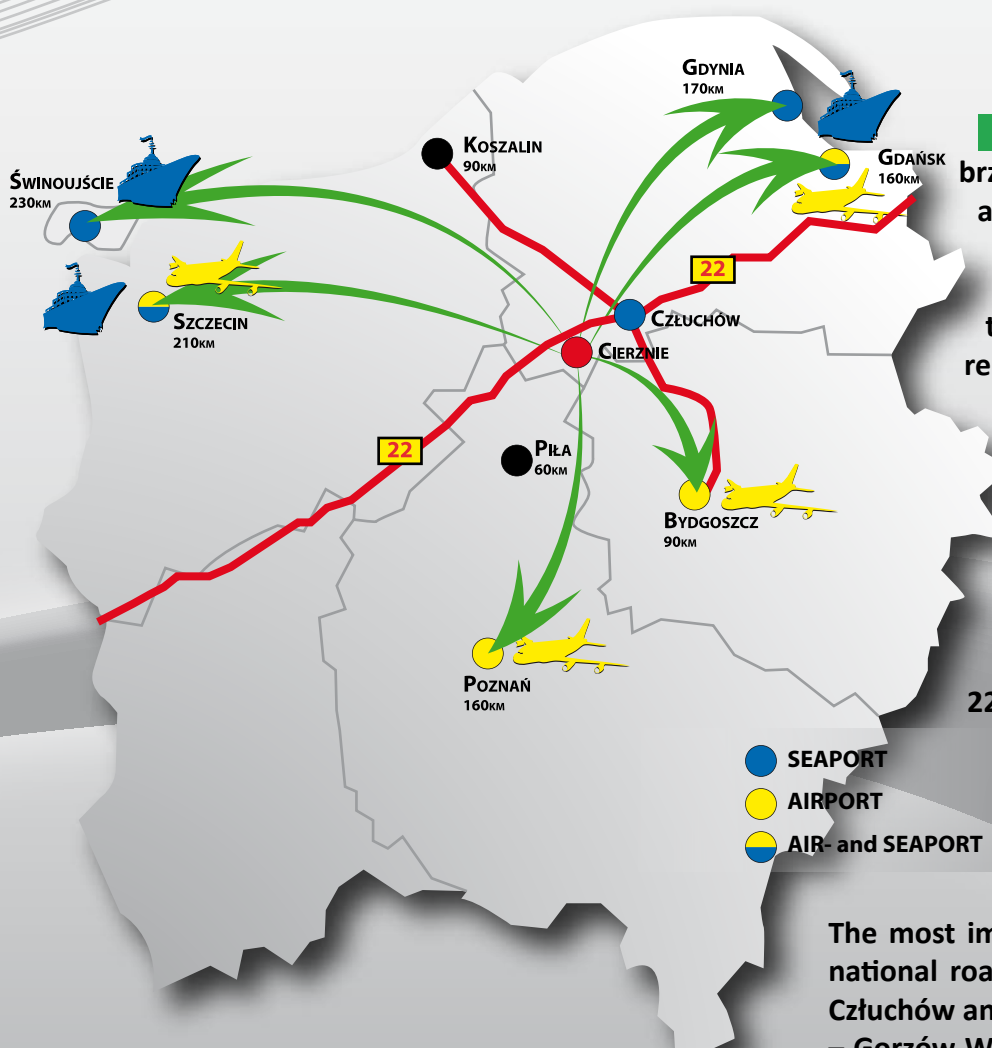
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TOWN AND GMINA (COMMUNITY) DEBRZNO

Gmina (community) Debrzno is an urban and rural community, located in the south-west part of Pomorskie voivodeship, in the Człuchowski powiat. Delightfully situated among lakes, rivers and forests, it has particular historical, cultural, natural and touristic values.



Town and Gmina (Community) Debrzno has a population of 9349 residents and more than half of them lives in the town Debrzno. It follows from statistical data that the proportion between the residents of the town and the village remains almost unchanged. For numerous years the birth rate remains high and positive. The demographic structure of the population reveals that 63% of the residents of the community are in the working age.

The area of the community is 22,417ha. The national road no. 22, historically joining Berlin and Kaliningrad, crosses it in its northern part. The voivodeship road no. 188 Człuchów - Piła crosses the area of the community from the north-east to the north west.

The most important traffic routes also include: the national road no. 25 Bydgoszcz - Koszalin, crossing Człuchów and 2 railways: 203 Tczew - Chojnice - Piła - Gorzów Wielkopolski - Kostrzyn and 210 Chojnice - Człuchów - Szczecinek.

GREEN INDUSTRIAL PARK CIERZNIE

ZPP Cierznie is a particularly separated investment area, with the surface of 56.63 ha. It is located in the Northern part of gmina (community) Debrzno, in close proximity to the national road no. 22. Size of the plots - from 1 ha to 10 ha and more - with the possibility of individual division or joining.

DATA CONCERNING THE AREA OF ZPP

Surface area of the real property	Possibility to expand the area	There is a possibility to expand the area by 4ha of forest granted to the Town and Gmina (Community) Debrzno by Człuchów Forest Division for recreational and educational purposes.
Information concerning the real property	Owner/s	Town and Gmina (Community) Debrzno
	Current local zoning plan	The Green Industrial Park has its local zoning plan
	Purpose in the local zoning plan	Industry and services
Plot characteristics	Land class	V (5) and VI (6) class The land is converted from farmland and from forest
	Level difference	Flat area with slight slope Difference between the lowest and the highest point is equal to 2m.
Transport connections	Access road to the area	The area is adherent to the national road E-22
	Motorway / national road	National road E – 22 Berlin – Kaliningrad
	River and sea harbours	Gdańsk – 136 km
	Railway	Lipka Krajeńska 15 km, Człuchów – 16 km, Czarne – 17 km
	Railway siding	Lipka Krajeńska 15 km, Człuchów – 16 km, Czarne – 17 km
	The closest international airport	Gdańsk – 136 km, Poznań – 131 km.
	The closest voivodeship city	136 km – Gdańsk, 100 km – Bydgoszcz
Existing infrastructure	Electricity in the area/Voltage	Yes/ 15 kV
	Distance of the terminal from the border of the area	Transformer pole by the internal road on the territory of Zielony Park Przemysłowy
	Available power	Temporary supply - approx. 1.0MW, target supply - 5.0 MW
	Gas in the area	No
	Water in the area /Distance of the terminal from the border of the area/Available volume	Yes, the water is suitable for social and industrial purposes / 350m/ 552 m³/day
	Sewage system in the area /Distance of the terminal from the border of the area	Yes/350m



INKUBATOR PRZEDSIĘBIORCZOŚCI CIERZNIE (ENTREPRENEURSHIP INCUBATOR CIERZNIE)

The main subject of operations of IPC is improvement of economic competitiveness of Czulchowski powiat by means of support for creation and development of small and medium enterprises. Inkubator Przedsiębiorczości Cierznie (Entrepreneurship Incubator Cierznie) is located in Zielony Park Przemysłowy Cierznie (Green Industrial Park Cierznie).



IPC OFFERS:

- **lease of:**

- **office space,**

lease fee: 20-25 PLN net per 1m²

The lease includes: water supply, sewage disposal, heat supply (central heating), water heating, electric energy, solid (municipal) waste removal, facility security, Internet access, office services: photocopying, fax, comb binding, pouch lamination and cleaning business premises.

- **production-storage-service space,**

lease fee: 8-12 PLN net per 1m²

the lease includes: water supply, sewage disposal, heat supply (central heating), water heating, solid (municipal) waste removal, facility security, Internet access, office services: photocopying, fax, comb binding, pouch lamination and cleaning business premises, professional office service,

- service for meetings, trainings and conferences
- letting the conference room for companies located in IPC - free of charge
- promotion of entities operating in IPC on a website and during the trainings and conferences organized by

IPC - free of charge

IPC also acts as a local investor service centre.



SŁUPSK SPECIAL ECONOMIC ZONE

The area of 9.87 ha of ZPP Cierznie has the status of Słupska Specjalna Strefa Ekonomiczna (Słupsk Special Economic Zone) - Sub-zone „Debrzno”.

subzone DEBRZNO

The subzone “Debrzno” with the surface area of 9.87 ha is located in the northern part of Zielony Park Przemysłowy Cierznie (Green Industrial Park Cierznie) in the territory of gmina (community) Debrzno, in Czulchowski powiat, town Cierznie. The subzone is located by the national road no. 22, being a part of the international route Berlin-Kaliningrad, colloquially referred to as “Berlinka”. Within the subzone, there is a crossroads with the road joining Cierznie with Debrzno, which is 10 km away. A lane of Cierznie ringroad is planned to be constructed in the southern part of the subzone. In October 2011 Inkubator Przedsiębiorczości Cierznie (IPC) was constructed and commissioned near the areas of the Subzone “Debrzno”. Purpose of the area: according to the binding Local Zoning Plan “Park Przemysłowy” (“Industrial Park”) (Resolution of the Town Council in Debrzno of the 28th June 2001) - area with the following functions: industry, warehouse and base.

Słupska Specjalna Strefa Ekonomiczna (abbreviation: SSSE), managed by Pomorska Agencja Rozwoju Regionalnego S.A. with its registered office in Słupsk, covers investment lands with attractive location, in the territory of Pomorze Środkowe. It includes 15 subzones which cover a total surface of over 824.3522 ha, located in the Pomorskie and Zachodniopomorskie voivodeships. Gmina (community) Debrzno has the Subzone “Debrzno” which is 9.8736 ha in area and is possible to be developed in full.



SŁUPSKA SPECJALNA STREFA EKONOMICZNA (SŁUPSK SPECIAL ECONOMIC ZONE)

tax advantages for investors

- Investing in the Zone, entrepreneurs may avail themselves of exemptions from the income tax CIT/PIT due to realization of a new investment or due to creation of new workplaces in the Zone;
- Maximum intensity of public assistance in the Zone amounts to, appropriately:
 - 40% for a large entrepreneur (above 250 employees);
 - 50% for a medium entrepreneur (above 50 employees);
 - 60% for a small entrepreneur (10-49 employees) and micro (below 10 employees);
- Possibility to apply for exemption from real property tax.

Running a business activity with tax exemptions and preferences is possible only after prior obtaining an approval to run a business activity on the territory of the zone. The approval is issued on behalf of the Minister of Economy by Pomorska Agencja Rozwoju Regionalnego S.A. (Pomeranian Agency for Regional Development, Joint-Stock Company) operating as the Managing Entity for the Zone. The process of investor's approval obtaining is executed by way of a tender or negotiations. Obtaining the approval for operations within Słupska Specjalna Strefa Ekonomiczna involves meeting the following conditions by the investor:

- running business activity allowed on the territory of the zone,
- increase of investment costs by the values of at least 100,000 EUR, share of own funds in the amount of at least 25% of total investment costs,
- investment maintenance by a period not shorter than 5 years by a large entrepreneur from investment completion (3 years in the case of small and medium entrepreneurs),
- employment level maintenance for a period not shorter than 5 years by a large entrepreneur (3 years in the case of small and medium entrepreneurs),

Income tax exemption due to realization of a new investment (example)

Investment costs 10 m.

Taking into consideration the maximum intensity of regional aid in the amount of 50% (for medium entrepreneurs)

10 m. x 50% = 5 m.

Income tax exemption due to creation of new workplaces (example)

**Assumptions: medium entrepreneur
Employment: 60 people
Salary: 2,500 PLN gross / person
Period: 24 months**

Taking into consideration the maximum intensity of regional aid in the amount of 50% (for medium entrepreneurs)

3,6 m. PLN x 50% = 1,8 m.

Entrepreneurs, based on the possessed valid license to run business activity in the zone, avail themselves of public assistance. Public assistance is made available in the form of exemptions from the income tax due to realization of a new investment or due to creation of new workplaces in the Zone.



GREEN INDUSTRIAL PARK CIERZNIE

INVESTMENT INCENTIVES

- Average price of plots of land compared with larger agglomerations PLN/m²

Data: IPC analysis

- 16.08 PLN - Zielony Park Przemysłowy Cierznie (price specified by way of individual negotiations),
- 110.56 PLN - Chojnice
- 157.00 PLN - Czerwinski, Złotowski powiats
- 341.99 PLN - Bydgoszcz
- 386.00 PLN – Gdańsk

- professional service for the investor
- possibility to lend offices, as well as storage and production areas in IPC to the investor for the period of the investment in ZPP
- support in employee recruitment
- possibility to train the employees for the needs of the investor
- possibility to transport the employees to work in ZPP
- free promotion of entities operating in ZPP on local websites and during the organized trainings and conferences.
- possibility to be exempted from real property tax
- location of the areas by the national road no. 22

Statistical data from areas adherent to ZPP



Population (statistical data: GUS 2011)

Total	95,872
Women	48,193
Men	47,679

Age structure (statistical data: GUS 2011)

Population of	
- pre-working age	17,374
- working age	55,015
- retirement age	12,698

Unemployment (statistical data: Poviát Employment Agencies 2012)

Unemployed people	7,724
Women	4,171
Men	3,553

Key branches of economy

Agriculture	
Wood industry	
Trade	
Hunting	
Construction	

Structure of arable lands

Usable agricultural land	111,907 ha (42.40 % of the area)
Arable lands	110,622 ha (36.50 % of the area)
Forests and forest lands	133,746 ha (48.50 % of the area)
Other lands and wastelands	25,142 ha (9.10 % of the area)

Education (statistical data: GUS 2011)

Pre-school education facilities	21
Primary schools	42
Junior-High schools	22
Basic vocational schools	7
General Secondary Schools	8
Post-secondary education	1
Higher education	4

Economy (statistical data: GUS 2011)

Entities of the national economy entered to the REGON register (state as of the 31st December 2011)	7,369
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TOWN AND GMINA (COMMUNITY) DEBRZNO

The gmina (community) Debrzno has 9,349 inhabitants. It is located in the southern part of the Pomorskie voivodeship, in the heart of Pojezierze Krajeńskie where, in the area of 22.42 ha there are forest complexes and picturesque lakes, untouched by human hands. Natural conditions determine the gmina (community) Debrzno as area of agricultural production, tourism and recreation.

Touristic and natural benefits

■ The area which is particularly attractive in terms of nature and landscape is the protected landscape area "Dolina Rzeki Debrzynki" ("Debrzynka River Valley") with a reserve of xerothermic flora "Miłachowo" and a complex of "Las Debrzyński" ("Debrzyński Forest").

■ The main sights of the town and gmina (community) are: a fragment of fortifications with Baszta Czarnowic (Witches Tower) from the 14th century and the church dedicated to the Blessed Virgin Mary Assumption.



■ Every year the community is becoming more and more beautiful, there are more and more playgrounds, small infrastructure facilities, as well as recreational places and those for integration of the local societies. Development of rural tourism is possible in the area of the entire community. Currently, there are several touristic farms (<http://www.debrzno.pl/noclegi>). Several touristic routes, both pedestrian and cycling, cross the town and the community, including the interregional cycling route "Greenway - Naszyjnik Północy" ("Necklace of the North Greenway") which runs through the most interesting places in this area.

■ In 2012, by the Żuczek lake, a modern and attractive touristic infrastructure was created within the project "Kraina Czystych Jezior i Rzek" ("Region of Clean Lakes and Rivers") – a construction of public touristic infrastructure allowing better use of natural benefits of the community and improvement of attractiveness of the aforementioned place. In the territory of the Recreation and Leisure Centre there is a lit campsite with an immediate access to electric energy, toilets, shower cubicles, sheds with electric energy. There are also washbasins with running water, benches and tables. Other attractions which can be found there are: a playground, a multifunctional pitch (to play volleyball, basketball, tennis), a beach volleyball court and tables to play table tennis. This infrastructure enables active recreation and leisure of residents of the town, nearby towns, as well as visitors.

We wish to invite everyone who appreciates peace and beauty of nature, where the feeling of order and harmony, beautiful landscapes, diversity of flora, numerous species of animals create the unique charm of this beautiful and picturesque area of the town and gmina (community) Debrzno.

Business-related institutions

Institution/organization	Scope of activities
Inkubator Przedsiębiorczości Cierznie (Entrepreneurship Incubator Cierznie)	<ul style="list-style-type: none"> • preference lease of: office and production-storage-service space, • professional office service • service for meetings, trainings and conferences • local investor service centre
Entrepreneurship centre / incubator – Association “Na Rzecz Rozwoju Miasta i Gminy Debrzno” (“For the Development of the Town and gmina (community) Debrzno”)	<ul style="list-style-type: none"> • pro-growth projects (including trainings) - domestic and international, • trainings, economic counselling • Local Information Point of European Funds, • Regional Centre of the European Social Fund • lease of offices and other premises, • lease of a training and banquet hall, • office services,
Foundation Lokalna Grupa Działania – Naszyjnik Północy (Local Action Group - Necklace of the North)	<ul style="list-style-type: none"> • grants for commencement and development of business activity, • counselling and trainings, • study visits,
Association Lokalna Grupa Rybacka (Local Fishermen Group) Pojezierze Krajeńskie	<ul style="list-style-type: none"> • selection of projects which contribute to a development of LGR areas, to be financed, • information and promotional operations, • cooperation with public and social sectors
Powiatowy Urząd Pracy (Poviat Employment Agency) in Człuchów	<ul style="list-style-type: none"> • employment exchange, • co-financing of trainings for employees, • trainings for the unemployed, according to the needs of employers, • vocational trainings for adults, • internships, • intervention works, • public works, • social security contribution refund, • refund of costs of standard or supplementary equipment to the workplace of an unemployed person,
Poviat Information Centre	<ul style="list-style-type: none"> • providing information concerning loans, loan guarantees and union grants for micro, small and medium enterprises
Foundation Naszyjnik Północy (Necklace of the North)	<ul style="list-style-type: none"> • “Czysty Biznes” (“Clean Business”) Programme • “Marka Lokalna” (“Local Brand”) Programme.

Nearby production plants

- PPZ „Przybkowo” Sp. z o.o. (PPZ „Przybkowo”, Limited Liability Company) production of pork livestock, breeding material, breeding material export
- Poldanor S.A. (Poldanor, Joint-Stock Company) plant production and pig production
- Prime Food Sp. z o.o. (Prime Food, Limited Liability Company) meat and cold meat production and packing
- Omnivent Sp. z o.o. (Omnivent, Limited Liability Company), designing, production and installation of modern ventilation and air conditioning appliances for agriculture sectors
- Przedsiębiorstwo Produkcyjne „POLSTYR” Sp. z o.o. (Production Enterprise „POLSTYR”, Limited Liability Company) processing of thermoplastic plastics
- Promet Produkcja Metalowa Sp. z o.o. (Promet Metal Production, Limited Liability Company) production of spare parts for motor industry
- „Radpol” S.A. (“Radpol”, Joint-Stock Company) production of heat shrink and cable equipment

- Remprodex agricultural machine manufacturer
- Agrochem sp. zo.o (Agrochem, Limited Liability Company) sale of fertilizers, fodder concentrates, pesticides
- “Metalplast” S.A. , (“Metalplast”, Joint-Stock Company) construction equipment elements factory
- PPH “Unimetal S.A.” , (Production and Trade Company “Unimetal”, Joint-Stock Company) production of garden furniture, diagnostic appliances, pallets, containers and agricultural machines
- Fabryka Rowerów “ROMET - JASTROWIE” Sp. z o.o. (Bicycle Factory “ROMET - JASTROWIE”, Limited Liability Company) bicycle production
- “OKECHAMP” S.A. , (“OKECHAMP”, Joint-Stock Company) production of mushrooms collected manually
- “REK-SWED” sp. z o.o. (“REK-SWED”, Limited Liability Company) production of special gloves for uniformed services
- Przędzalnia (Spinning Mill) „Lambercht” production of textile products
- P.P.U. INTERMET Sp. z o.o. (Production and Service Company INTERMET, Limited Liability Company) production of reels for cable, electrotechnical, textile branches

ZIELONY PARK PRZEMYSŁOWY CIERZNIE

GREEN INDUSTRIAL PARK CIERZNIE

this is where the success is green



**TOWN AND GMINA
(COMMUNITY)
DEBRZNO**



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Let's do business together

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