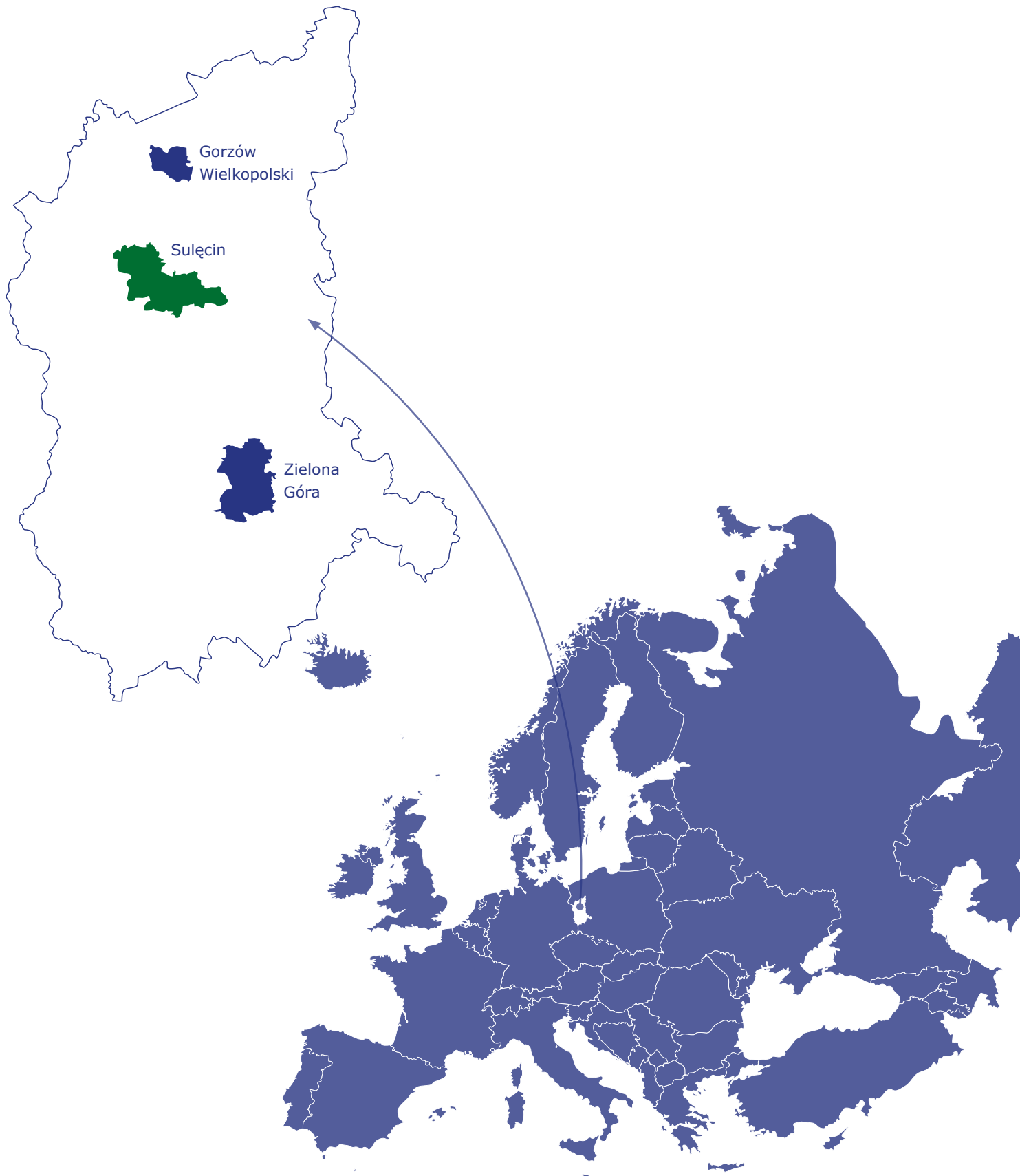




Invest in Sulecin

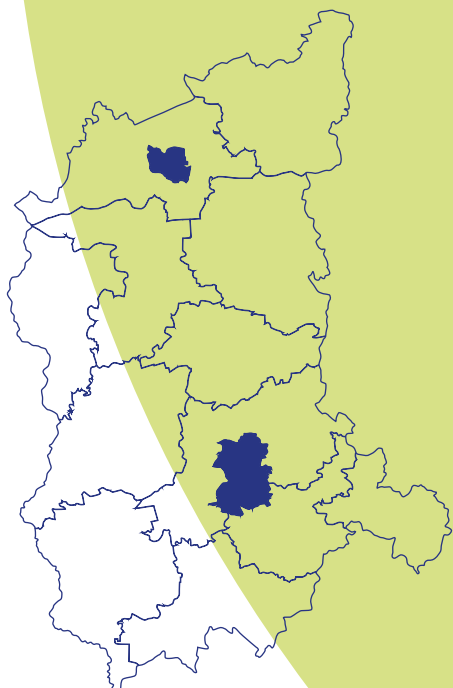
Investment areas in Sulecin
community

Invest in Sulęcín

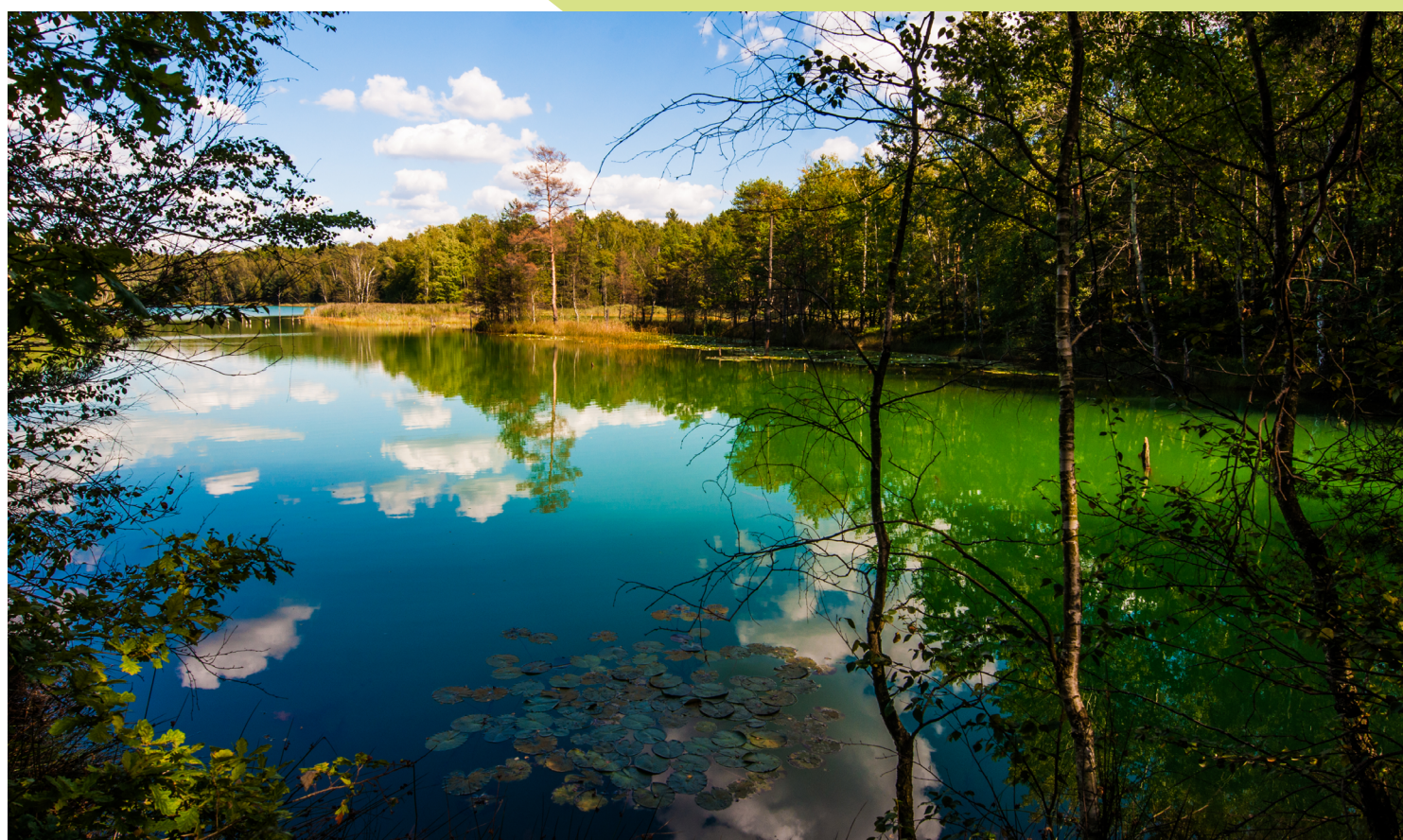


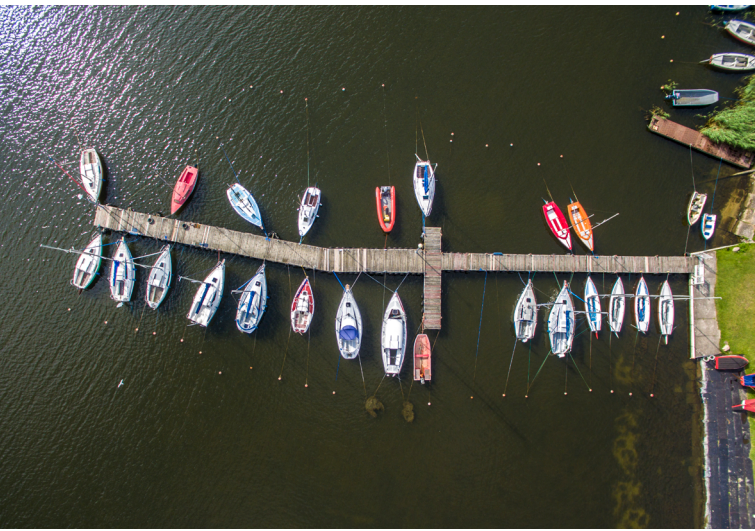
Lubuskie Vivodeship





Lubuskie Voivodeship, located in the central-western part of Poland, is one of the 16 voivodeships in the country. Its capital and largest cities are Zielona Góra (the seat of the Marshal of the Voivodeship) and Gorzów Wielkopolski (the seat of the Voivode). The voivodeship covers an area of nearly 14,000 sq.km, which accounts for approximately 4.5% of Poland's total area. According to data from 2021, the population of the voivodeship is 985,000 inhabitants. One of the advantages of the region is its location and proximity to the western border. Lubuskie is situated in close proximity to Germany, specifically the states of Brandenburg and Saxony. Additionally, it borders the West Pomeranian, Greater Poland, and Lower Silesian voivodeships. From the perspective of investment location, the region's proximity to the border is advantageous. The voivodeship has a well-developed network of roads and railways. Two major highways, the A2 and A18, pass through the region, along with national and regional roads.





One of the most important routes, alongside the highways, is the S3 expressway, which serves as the transport backbone of the region. Other significant national roads include routes No. 12, 18, 22, 27, 29, 31, 32, and 92. Lubuskie has a well-connected railway network, accessible to most urban centers. The presence of Zielona Góra-Babimost Airport also contributes to the region's transportation accessibility and investment attractiveness.



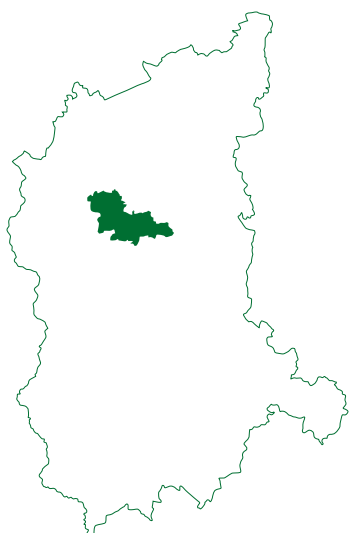
The presence of schools and higher education institutions, particularly those offering technical programs, creates favorable conditions for industrial development. The Lubuskie region is home to six higher education institutions, with 12,000 students enrolled in 2021. The most prominent institutions include the University of Zielona Góra and The Jacob of Paradies University in Gorzów Wielkopolski. It is worth mentioning the presence of science parks, technology parks, industrial parks, and research and development centers, of which there are five in the region.



The economy of the voivodeship is based on industry and services. Lubuskie has three areas of regional smart specialization: green economy, health and quality of life, and innovative industry. The average gross monthly salary in the enterprise sector in March 2023 was 6,468.26 PLN. At the end of March 2023, there were 16,800 registered unemployed individuals in labor offices, representing a 6.5% decrease compared to the previous year. During the same period, the registered unemployment rate also decreased, reaching 4.6% at the end of March 2023.



Sulęcín



The urban-rural commune is located in the city of Sulęcín, which is also the county seat. The municipality covers an area of 320.1 sq.km and according to data from the Central Statistical Office (GUS) as of December 31, 2021, it has a population of 15,300 inhabitants.

One of the strengths of the municipality is its favorable location. Sulęcín is crossed by three provincial roads: DW 137, DW 138, and DW 136. Another advantage in terms of transportation is the short distance (16 km) to the A2/E30 Berlin-Poznań motorway. Additionally, Sulęcín is located 43 km from the German border. The municipality has development opportunities in the form of investment areas located within two zones: the Subzone of the Kostrzyń-Słubice Special Economic Zone in Sulęcín (Lipowa Street) and the Sulęcín Industrial Zone in Długoszyn. There are technical schools and high schools in the city. As of the end of 2022, there were 1,397 business entities registered

in Sulęcín according to the REGON register. The average gross monthly salary in the Sulęcín County in 2021 was 5,243 PLN, which represents approximately 87.4% of the national average.



Major economic sectors



- Agriculture i agricultural processing
- Construction
- Transport and logistics



The largest enterprises



- Provincia (light metal foundry)
- Gospodarstwo pszczelarskie „Dutkowiak” (honey production and beekeeping products)
- Springfresh (fruit and vegetable processing)
- Maszoński Logistics (transport and logistics)
- Chrisianapol Meble Polska (furniture producent)
- Moltech Polska (cable harness manufacturer)
- Content Sulęcín (roller blinds, curtains, and drapes producer)

High Opportunity Sectors



- Favorable transportation location (proximity to the A2 motorway and the German border - 40 km)
- Property tax exemptions
- High level of regional aid intensity for the years 2022-2027 – 40%

Investment strengths/advantages



- Favorable transportation location (proximity to the A2 motorway and the German border - 40 km)
- Property tax exemptions
- High level of regional aid intensity for the years 2022-2027 – 40%
- Availability of investment areas (Sulęcín Industrial Zone in Długoszyn, Subzone of the Kostrzyń-Słubice Special Economic Zone)



Information about tourist attractions



- Fragments of medieval defensive walls from the 14th century
- Gothic St. Nicholas Church from the 14th century
- Nature and Landscape Complex „Lubniewisko Wilderness”
- Łagowski Landscape Park
- Lakes (Buszno, Ciecz)



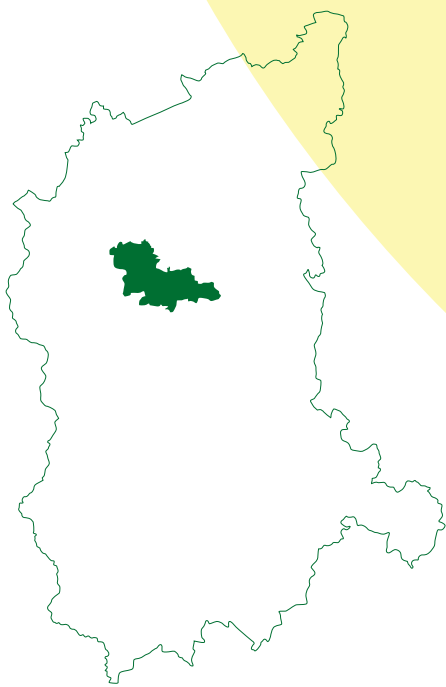
85 ha of investment land available for investment

34 ha of investment land owned by the Sulęcín Commune covered by local spatial development plan (MPZP)

Information about companies already located in the zones

- Maszoński Logistics (transport and logistics)
- Chrisianapol Meble Polska (furniture producent)
- Moltech Polska (cable harness manufacturer)

Precinct 46 Sulęcín



Contact

Town Hall in Sulęcín

Department for Promotion and Economic Development

tel. +48 95 777 09 21

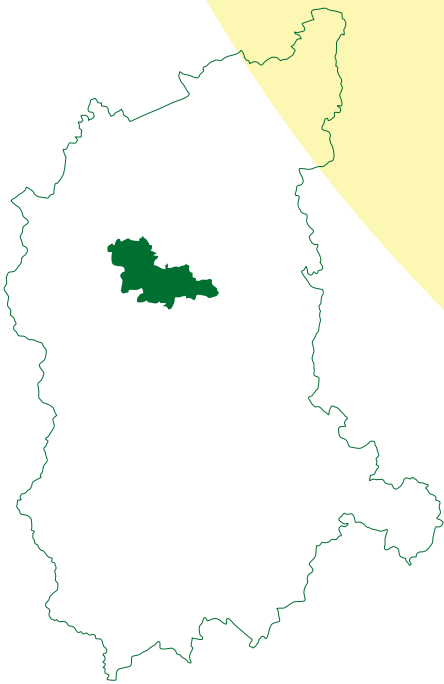
email. umig@sulecin.pl



Name of the investment area/ location	Owner (e.g. local government, private property)	Number of plots included in the investment area	Registration numbers of plots included in the investment area
Precinct 46 Sulęcín	Sulęcín commune	3	8/1, 17/2, 17/5

Position	Location name and lot numbers	Precinct 46 Sulęcín
	City / Municipality	Sulęcín
	Address (street, no.)	
	County	sulęcinski
	Voivodeship	Lubuskie
	Website	http://sulecin.pl/
Area of province	Maximum available area (in one piece) [ha]	18.61 ha
	Plot shape	Polygon
	Possibility to connect the area	Partly
Area of province	Approximate land price [PLN/[m ²]] including 23% VAT	Average price: PLN 92/m ² (min. price: PLN 10/m ² ; max. price: PLN 261/m ² ; number of ads included: 4)
	Current zoning plan (Y/N)	Yes
	Link to the resolution	https://mapa.inspire-hub.pl/upload/XXXIX_247_17_tekst_sulecin.pdf?action_type=3
	Forms of support at the local level	Specified in subchapter 3.12. <i>Investment incentives</i> of the study.
	Owner/Owners	Sulęcín commune
	Designation in the MPZP	Production development areas
	Terms of purchase/provision	To be determined individually
Plot characteristics	Ground level difference [m]	No data
	Building height limits [m]	25 m (buildings), 45 m (buildings), 99 m (buildings being free-standing antenna masts or chimneys constituting the building part of boilers or industrial furnaces)
	Percentage of permissible development	80%
	Surface and ground water pollution (Y/N)	No data
	Groundwater level [m]	No data
	Were geological surveys of the area conducted (Y/N)	No data
	Risk of flooding or landslides (Y/N)	No
	Underground obstacles (Y/N)	No data
	Surface obstacles (Y/N)	Yes
	Existing ecological restrictions (Y/N)	No
	Buildings and structures on the site (Y/N)	No
	Soil class	No data
	Current use	Farmlands
Transport connections	Access road to the site	Approx. 125 m from plot no. 8/1 there is a municipal road
	Motorway/expressway/national road [km]	Approx. 14 km (DK 22)
	River and sea ports within 200 km [km]	Approx. 35 km (Kostrzyn nad Odrą)
	Railway [km]	Approx. 25 km to the nearest station (Kowalów). There is no railway line in the commune.
	Railway siding [km]	There is no railway siding in the commune.
	Nearest international airport [km]	Approx. 59 km (Babimost)
	The nearest provincial capital [km]	Approx. 65 km (Zielona Góra)
Existing infrastructure	Electricity on site (Y/N)	No
	Gas on site (Y/N)	No
	Water intended for social purposes on the premises (Y/N)	No
	Water intended for industrial purposes on site (Y/N)	No
	On-site sewerage (Y/N)	No
	Sewage treatment plant on site or in the immediate vicinity	Yes
	Telephones (Y/N)	No

Żubrów precinct



Contact

Town Hall in Sulęcín

Department for Promotion and Economic Development

tel. +48 95 777 09 21

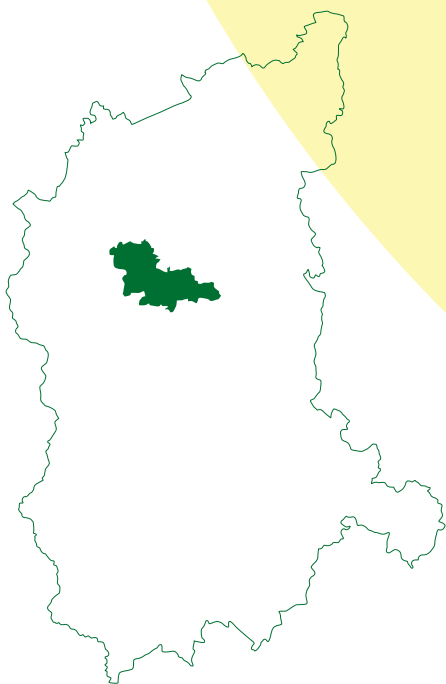
email. umig@sulecin.pl



Name of the investment area/ location	Owner (e.g. local government, private property)	Number of plots included in the investment area	Registration numbers of plots included in the investment area
Żubrów precinct	National Support Center for Agriculture	6	292/7 (according to the local development plan , on this plot there is also an area constituting the technical corridor of the existing high-pressure transit gas pipeline DN 1400, PN 8.4 MPa and the planned overhead power line 110 kV Lubiechnia Wielka - Sulęcín - free from development (symbol ZG), 337/2, 346/1, 346/2, 346/4, 346 /5

Position	Location name and lot numbers	Żubrów precinct, no. plots 292/7, 337/2, 346/1, 346/2, 346/4, 346/5
	City / Municipality	Żubrów / Sulęcín
	Address (street, no.)	
	County	sulęciński
	Voivodeship	Lubuskie
	Website	http://sulecin.pl/
Area of province	Maximum available area (in one piece) [ha]	59.81 ha
	Plot shape	Polygon
	Possibility to connect the area	Partly
Area of province	Approximate land price [PLN/[m²]] including 23% VAT	Average price: PLN 75/m2 (min. price: PLN 36/m2; max. price: PLN 121/m2; number of ads included: 5)
	Current zoning plan (Y/N)	Yes
	Link to the resolution	https://mapa.inspire-hub.pl/upload/XXXIX_247_17_tekst_sulecin.pdf?action_type=3
	Forms of support at the local level	Specified in subchapter 3.12. <i>Investment incentives</i> of the study.
	Owner/Owners	Private property
	Designation in the MPZP	kV overhead power line Lubiechnia Wielka - Sulęcín - free of development, areas with a production, technical and service function, homestead development areas, area of parking plans for vehicles arranged in greenery and greenery, with the possibility of locating technical infrastructure devices, production development areas
Plot characteristics	Terms of purchase/provision	To be determined individually
	Ground level difference [m]	No data
	Building height limits [m]	25 m (buildings), 45 m (buildings), 99 m (buildings being free-standing antenna masts or chimneys constituting the building part of boilers or industrial furnaces)
	Percentage of permissible development	80%
	Surface and ground water pollution (Y/N)	No data
	Groundwater level [m]	No data
	Were geological surveys of the area conducted (Y/N)	No data
	Risk of flooding or landslides (Y/N)	No
	Underground obstacles (Y/N)	No data
	Surface obstacles (Y/N)	Yes
	Existing ecological restrictions (Y/N)	No
	Buildings and structures on the site (Y/N)	No
	Soil class	No data
	Current use	Farmlands
Transport connections	Access road to the site	Municipal road directly at plot no. 292/7.
	Motorway/expressway/national road [km]	Approx. 14 km (DK 22)
	River and sea ports within 200 km [km]	Approx. 35 km (Kostrzyn nad Odrą)
	Railway [km]	Approx. 26 km to the nearest station (Kowalów). There is no railway line in the commune.
	Railway siding [km]	There is no railway siding in the commune.
	Nearest international airport [km]	Approx. 59 km (Babimost)
	The nearest provincial capital [km]	Approx. 65 km (Zielona Góra)
Existing infrastructure	Electricity on site (Y/N)	No
	Gas on site (Y/N)	No
	Water intended for social purposes on the premises (Y/N)	No
	Water intended for industrial purposes on site (Y/N)	No
	On-site sewerage (Y/N)	No
	Sewage treatment plant on site or in the immediate vicinity	Yes
	Telephones (Y/N)	No

Długoszyn precinct



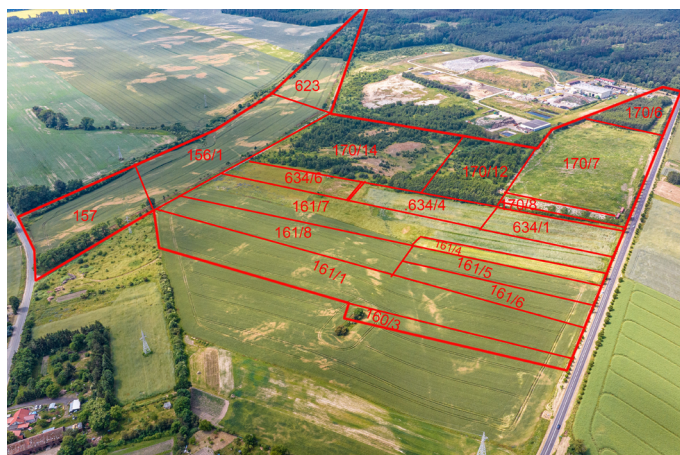
Contact

Town Hall in Sulęcín

Department for Promotion and Economic Development

tel. +48 95 777 09 21

email. umig@sulecin.pl



Name of the investment area/ location	Owner (e.g. local government, private property)	Number of plots included in the investment area	Registration numbers of plots included in the investment area
Długoszyn precinct	Sulęcín commune	8	156/1, 157, 160/3, 161/1, 161/6, 161/8, 623, 634/6

Position	Location name and lot numbers	Długoszyn precinct , no. plots 156/1, 157, 160/3, 161/1, 161/6, 161/8, 623, 634/6
	City / Municipality	Długoszyn / Sulęcín
	Address (street, no.)	
	County	sulęciński
	Voivodeship	Lubuskie
	Website	http://sulecin.pl/
Area of province	Maximum available area (in one piece) [ha]	43.58 ha
	Plot shape	Polygon
	Possibility to connect the area	Partial
Area of province	Approximate land price [PLN/[m ²]] including 23% VAT	Average price: PLN 44/m ² (min. price: PLN 10/m ² ; max. price: PLN 121/m ² ; number of ads included: 4)
	Current zoning plan (Y/N)	Yes
	Link to the resolution	https://mapa.inspire-hub.pl/upload/XLIII_350_2002_tekst_sulecin.pdf?action_type=3
	Forms of support at the local level	Specified in subchapter 3.12. <i>Investment incentives</i> of the study.
	Owner/Owners	Sulęcín commune
	Designation in the MPZP	Areas with functions related to the processes of neutralizing solid waste, processing and small manufacturing as well as storage and storage, areas with small manufacturing, service craft, processing and storage and storage functions
	Terms of purchase/provision	To be determined individually
Plot characteristics	Ground level difference [m]	No data
	Building height limits [m]	No data
	Percentage of permissible development	No data
	Surface and ground water pollution (Y/N)	No data
	Groundwater level [m]	No data
	Were geological surveys of the area conducted (Y/N)	No data
	Risk of flooding or landslides (Y/N)	No
	Underground obstacles (Y/N)	No data
	Surface obstacles (Y/N)	Yes
	Existing ecological restrictions (Y/N)	No
	Buildings and structures on the site (Y/N)	No
	Soil class	No data
	Current use	Farmlands
Transport connections	Access road to the site	Municipal road directly at plot no. 156/1.
	Motorway/expressway/national road [km]	Approx. 14 km (DK 22)
	River and sea ports within 200 km [km]	Approx. 32 km (Kostrzyn nad Odrą)
	Railway [km]	Approx. 22 km to the nearest station (Kowalów). There is no railway line in the commune.
	Railway siding [km]	There is no railway siding in the commune.
	Nearest international airport [km]	Approx. 61 km (Babimost)
	The nearest provincial capital [km]	Approx. 65 km (Zielona Góra)
Existing infrastructure	Electricity on site (Y/N)	Yes
	Gas on site (Y/N)	No
	Water intended for social purposes on the premises (Y/N)	Yes
	Water intended for industrial purposes on site (Y/N)	Yes
	On-site sewerage (Y/N)	Yes
	Sewage treatment plant on site or in the immediate vicinity	No
	Telephones (Y/N)	Yes

Town Hall in Sulęcín

18 Lipowa St

69-200 Sulęcín

tel. +48 95 755 36 01

email. umig@sulecin.pl



Project co-financed by the European Union from the European Social Fund under the Operational Programme Knowledge Education Development 2014-2020



**European
Funds**

Knowledge Education Development



**Republic
of Poland**

European Union
European Social Fund

