

UAB NT Market
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1. Pramonės g. Dirvupiai Plot for sale

Price: 1 200 000 €

Type: Plot

Action: For sale

Purpose: Commercial / Industrial / Warehousing / Other

Plot area a: 257

Price €/a: 4669.26

Advert ID: 4280



Industrial Development Site near Klaipėda | 2.57 ha | Permitted Project (9,715 sqm) | Direct Highway Access

DESCRIPTION

For sale: a fully prepared industrial development site in a strategic logistics corridor near Klaipėda, Lithuania.

The property is offered with an **approved construction permit and completed building design**, allowing immediate start of development without additional planning procedures.

This opportunity is tailored for investors and companies seeking **fast time-to-market, low development risk, and strong logistical positioning**.

KEY PARAMETERS

Land area - 2.57 ha

Zoning - industrial & warehousing

Approved building - 9,715 sqm (industrial use)

Available electrical capacity - up to 570 kW

Direct access (exit) from the highway

DEVELOPMENT ADVANTAGES

Construction permit in place → **immediate development start**

Completed technical design → **no design costs or delays**

Established industrial surroundings → **predictable business environment**

Optimized for logistics and production → **efficient transport access**

LOCATION VALUE

The site is located within a well-established industrial and logistics cluster near Klaipėda:

SBA Industry Innovation Valley - 0.5 km

Vlantana Logistics Center - 1.5 km

Klaipėda Free Economic Zone (FEZ) - 5 km

Klaipėda city boundary - 4 km

Klaipėda city center - 11 km

Seaport (ferry & container terminal) - ~12 km

INVESTMENT RATIONALE

Reduced time-to-market (permit + design ready)

Lower development risk (clear parameters and infrastructure)

Prime logistics location near port and FEZ

Flexible use case (manufacturing / warehousing / logistics)

Suitable for both **owner-occupiers** and **investors pursuing development and lease/exit strategies**.

Manager:

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