

Industrial area in
Savonlinna

PÄÄSKYLAHTI



New industrial site for developing companies

- Excellent logistics
- Numerous synergy benefits
- Proximity to the Russian market
- Significant subsidies for investing companies

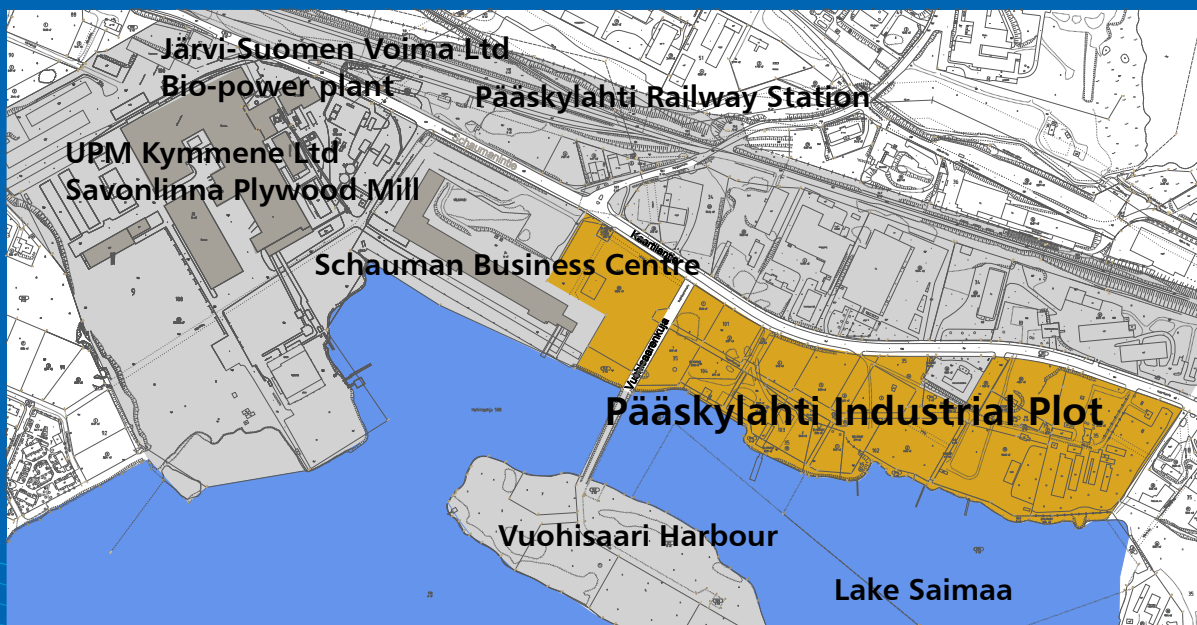
12 HECTARES OF INDUSTRIAL PLOTS AVAILABLE FOR LEASE OR PURCHASE DIRECTLY ON LAKE SAIMAA IN THE HEART OF SAVONLINNA.

In Savonlinna's Pääskylahti district, there will be 12 hectares of new industrial area which is currently owned by the City of Savonlinna. Plots from the area will be sold or leased under affordable terms and conditions.

- The area is currently undeveloped and zoned for industrial and/or warehousing activities. The zoning will allow for up to 60,000 m² of floor space to be constructed while also allowing for two-story buildings.

- The adjacent bio-power plant offers a sufficient energy supply. Annually, the plant produces 90 GWh of process steam, district heating 180 GWh and electricity 85 GWh.
- The plots are easily connected to city utilities; water and sewage systems are located next to the area.
- Fast fiber-optic telecommunication cables are also easily accessible.

- The Pääskylahti Industrial Area is located in a logistically optimal location:
 - Along Highway 14 (Improvements to the highway to be completed by 2013)
 - Deep-water port (To be completed by 2013)
 - Main railway station (To be completed by 2012)
 - 10-minute drive to the airport of Savonlinna



WELCOME TO INDUSTRIALLY DEVELOPING SAVONLINNINA



21st century Savonlinna is a cultural, travel and industrial city. Further development of the city's industrial activities is set as one of the strategic targets of the city. Located on Lake Saimaa, industrial lots with numerous strategic logistical connections in Savonlinna's Pääskylahti area are available for purchase or lease.

Savonlinna is located in Eastern Finland in the Southern Savonia province. The city has a population of 27,800 people while the entire Savonlinna region some 65,000 inhabitants (Jan. 2010). Savonlinna covers an area of 1,970m², of which almost 40% is covered by water.

PÄÄSKYLAHTI HAS AN ADVANTAGEOUS LOGISTIC

Highway

- Savonlinna is located along Highway 14.
- Major reconstruction ongoing – to be completed by 2013. The improvements will have a significant impact on travel time and traffic flow in and around Savonlinna.

Railway

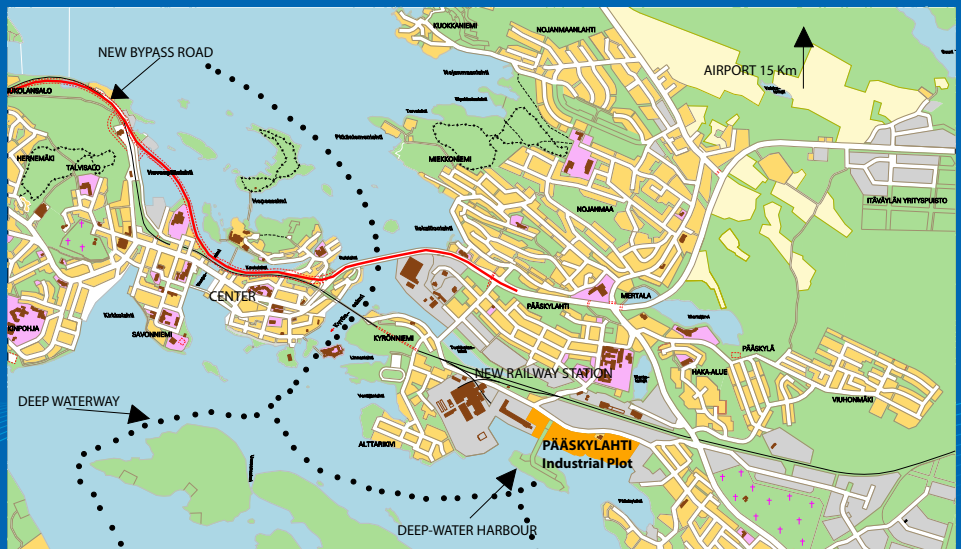
- Railway connection runs along Highway 14 via Parikkala.
- New railway station to be completed next to the Pääskylahti Area by 2012.

Waterway

- Waterway connection from the Gulf of Finland through the Saimaa Channel.
- Cargo ship connection from Savonlinna to Vyborg, St. Petersburg and all over the world.
- New deep-water port to be constructed next to the site by 2013.
- Draft 4.8m and pier 100m long - allows for the docking of ocean eligible ships.
- Traffic access to the Gulf of Finland for 9 months annually. Current delivery volumes some 50,000m³.

Airport

- 15 km from downtown Savonlinna and a 10-minute drive from Pääskylahti area.
- Daily connection between Savonlinna and Helsinki.
- Runway is long enough for big airplanes.





Contact Information

City of Savonlinna

Mayor Janne Laine
Tel. +358 44 417 4001
janne.laine@savonlinna.fi

Technical Director Kari Tikkanen
Tel. +358 44 417 4600
kari.tikkanen@savonlinna.fi

Savonlinnan seudun yrityspalvelut

Development Director Sakari Mouhu
Tel. +358 44 417 4966
sakari.mouhu@savonlinnaseutu.fi

Yritystalo Schauman

Director Juha Turtiainen
Tel. +358 44 571 5853
juha.turtiainen@savonlinnaseutu.fi

Vision Hunters

Managing Director Outi Ervasti
Tel. +358 40 524 2501
outi.ervasti@visionhunters.com

Consultant Eliisa Ranta
Tel. +358 50 354 9164
eliisa.ranta@visionhunters.com