



AMERICAN CORNER

LOGISTICS PARK | TALLINN

Estonia's first dedicated modern logistics park development



YOUR OPPORTUNITY TO BE PART OF ESTONIA'S MOST EXCITING LOGISTICS DEVELOPMENT

American Corner Logistics Park is the first project of its kind in Estonia and will create the country's largest logistics hub, bringing a wide offering of modern logistics and production premises to the market.

The park will provide retail, logistics and production facilities on this large 84 ha site with the different functions kept distinctly separate using buffer zones, landscaping and different access solutions. The park has been designed to blend sympathetically with its surroundings and will be constructed in an environmentally-friendly manner using sustainable materials and building methods.

Major international companies such as DHL, Volvo, Iveco and Gulf Oil as well as many successful local and regional firms already have a presence in the Estonian market.

The intention is to attract more international, regional and local tenants to this excellent location, servicing customers' needs and generating business.

A perfectly-positioned site

The American Corner site is located on the southern edge of the city at a major junction and fronting the Tallinn-Tartu Expressway and the Tallinn Ring Road, making it a highly strategic location. The site is 84 ha in size and has great visibility from the adjoining motorways which provide fast

connections to the city centre and port in less than 20 minutes and in 7 minutes to the international airport.

The site's location on major transit routes to St Petersburg, Helsinki, Stockholm, Riga and the rest of Europe, make it a natural hub for companies wishing to distribute goods to these markets. Estonia has a highly skilled, educated and low cost workforce and a population of 1.4m, of which 500,000 people live within a 30 minute drive time of the site providing a valuable employee resource for the park's occupiers.



INDICATIVE MASTERPLAN

FLOOR AREAS

| Logistics / Factory | | |
|---------------------|-----------------|----------------|
| Unit | FT ² | M ² |
| 1 | 146,927 | 13,650 |
| 2 | 66,736 | 6,200 |
| 3 | 64,583 | 6,000 |
| 4 | 107,639 | 10,000 |
| 5 | 32,291 | 3,000 |
| 6 | 49,514 | 4,600 |
| 7 | 53,819 | 5,000 |
| 8 | 374,584 | 34,800 |

| Big Box Retail | | |
|----------------|-----------------|----------------|
| Unit | FT ² | M ² |
| 9 | 204,514 | 19,000 |
| 10 | 45,208 | 4,200 |
| 11 | 80,729 | 7,500 |
| 12 | 139,930 | 13,000 |
| 13 | 53,819 | 5,000 |
| 14 | 9,418 | 875 |
| 15 | 258,333 | 24,000 |

| Fair Centre | | |
|-------------|-----------------|----------------|
| Unit | FT ² | M ² |
| 16 | 107,639 | 10,000 |

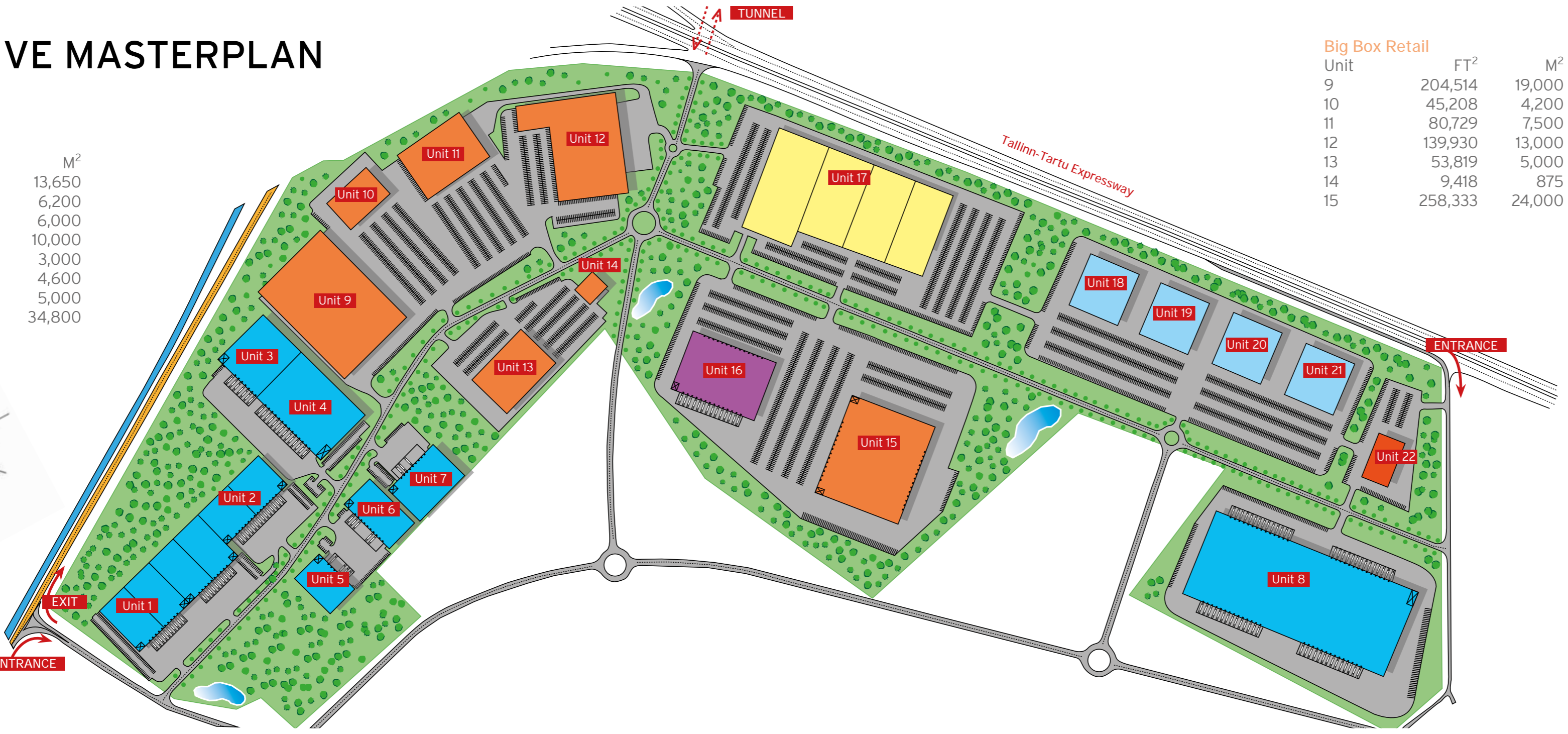
| FOC (Factory Outlet Centre) | | |
|-----------------------------|-----------------|----------------|
| Unit | FT ² | M ² |
| 17 | 215,278 | 20,000 |

| Auto City | | |
|-----------|-----------------|----------------|
| Unit | FT ² | M ² |
| 18 | 53,819 | 5,000 |
| 19 | 53,819 | 5,000 |
| 20 | 53,819 | 5,000 |
| 21 | 53,819 | 5,000 |

Petrol Station / Car Wash / Fast Food
Unit 22

Parking Spaces 3000

1cm=~45m



A READY MARKET



Benefit from Estonia's growth

The Republic of Estonia is located in the Baltic region of northern Europe. In 2011 Estonia joined the common European currency (Euro). Estonia has experienced exceptional GDP and disposable income growth over recent years and although the recent slowdown has reversed the trend somewhat, Estonia is still expected continue growth in 2011. The state debt level of Estonia is noncompetitively the lowest in the EU and the World Bank listed Estonia as a 'high income economy'.

- Over 177,250 m² of prime logistics and production space to be constructed in several phases
- Flexible unit sizes of 1,000 m² - 40,000 m² available
- Built space will be highly specified, modern and efficient and can be fitted out to individual tenant's requirements
- Units can be procured on a 'built to suit' and lease or 'build to own' basis

SPECIFICATION

- Eaves height of 12m (high bay options possible)
- Plentiful car parking spaces

- Floor loading 50 kN/sq m
- Generous yard depth
- Good circulation space
- Multiple 2 Level access doors and Dock level doors (numbers optional)
- Units can be cross-docked
- Options to subdivide
- Flexible high-specification office content
- Bespoke options available
- Detailed options available on request

DISTANCES

Distances and approximate travel times from American Corner Retail and Logistics Park:

| | | |
|---|-------|--------|
| • Tallinn Centre | 12km | 15min |
| • Tallinn Airport | 9km | 7min |
| • Peterburi Road (to St. Petersburg) | 11km | 8min |
| • Pärnu Road (Via Baltica road to Riga) | 18km | 15min |
| • Tallinn Harbour | 15km | 20min |
| • Muuga Harbour | 21km | 20min |
| • Paldiski Harbour | 50km | 40min |
| • Viljandi Road | 7km | 5min |
| • Tartu | 180km | 130min |
| • Riga | 370km | 240min |
| • St. Petersburg | 360km | 240min |





LEASE

Customers will have the opportunity to order and lease or buy a bespoke building corresponding to their requirements on flexible and affordable lease terms. All buildings will be constructed to a grade A standard incorporating green design standards and modern technical features.

TENANT ENQUIRIES

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