



PRZASNYSZ ECONOMIC ZONE

CHORZELE SUBZONE



INVESTMENT AREAS

**PRZASNYSZ
COUNTY OFFICE**
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CHARACTERISTICS OF PRZASNYSZ COUNTY

Przasnysz County is located in the northern part of the Mazovian Voivodeship in Poland. Its area covers 1,219 km², which constitutes approximately 0.4% of the area of Poland and 3.4% of the area of the Mazovian Voivodeship. It borders the counties of Ostrołęka, Maków, Ciechanów, Mława, Nidzica and Szczytno, and to the north it borders the Warmian-Masurian Voivodeship.



Przasnysz County – invest with success!

The county authorities treat economic development and competitiveness as a priority by creating favorable conditions for investment in the area. For this reason, we have developed complexes of investment land which are already fully prepared for the location of multi-directional business projects.

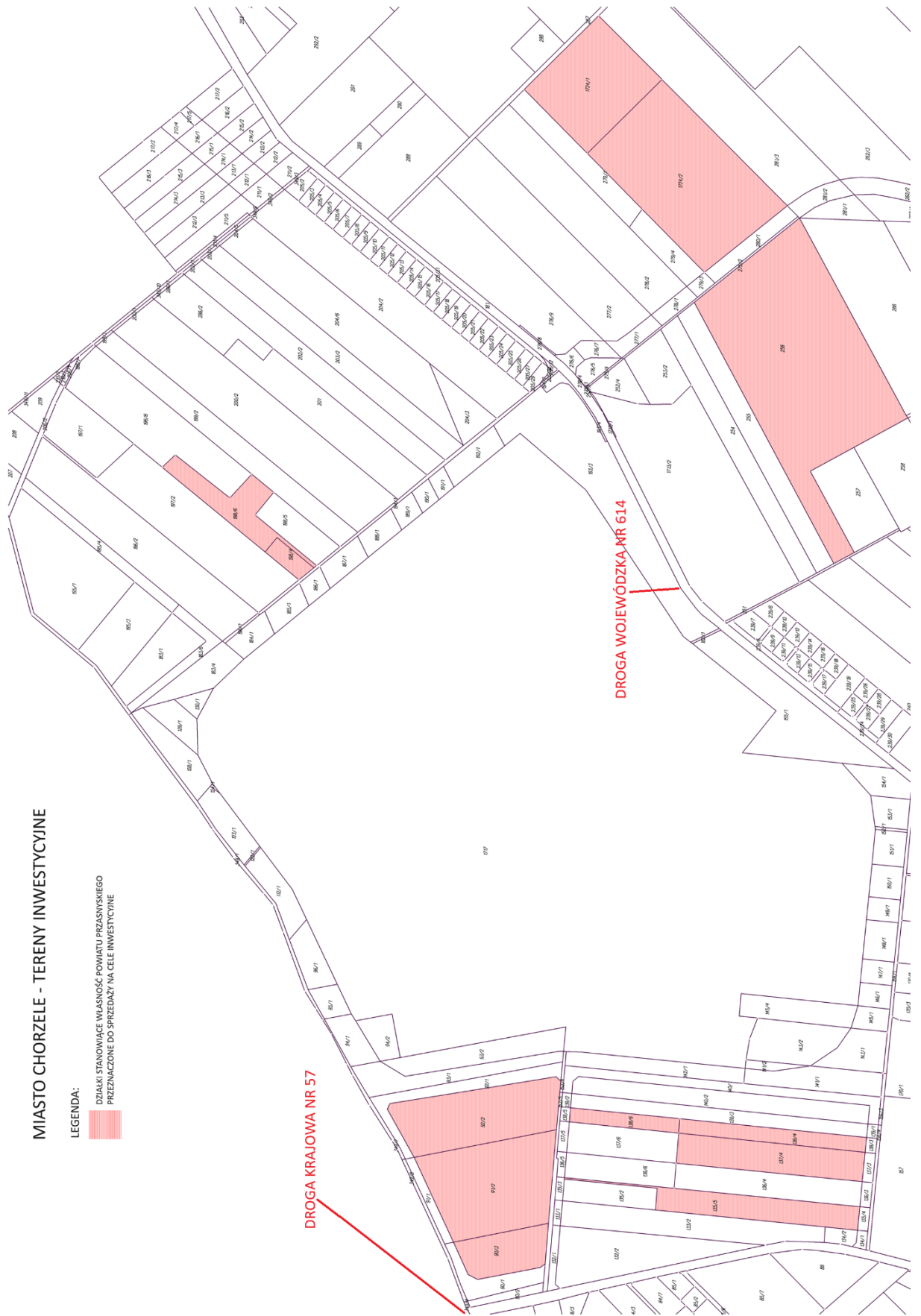
PRZASNYSZ ECONOMIC ZONE – CHORZELE SUBZONE

Przasnysz County also offers attractive investment areas located in the Chorzele Subzone of the Przasnysz Economic Zone.

Location: Mazovian Voivodeship, Przasnysz County, Chorzele Municipality – Town, cadastral district 0001 Chorzele

PSG Area – Chorzele Subzone I**List of plots and areas:**

- 90/3 – 1.2364 ha
- 91/2 – 3.8201 ha
- 92/2 – 3.0843 ha
- 135/5 – 1.7273 ha
- 137/4 – 1.9525 ha
- 138/4 – 0.9631 ha
- 138/6 – 0.5471 ha
- 198/4 – 0.3000 ha
- 198/6 – 1.2991 ha
- 256 – 10.7630 ha
- 1724/1 – 3.3000 ha (partly forest land)
- 1724/2 – 6.3470 ha (partly forest land)

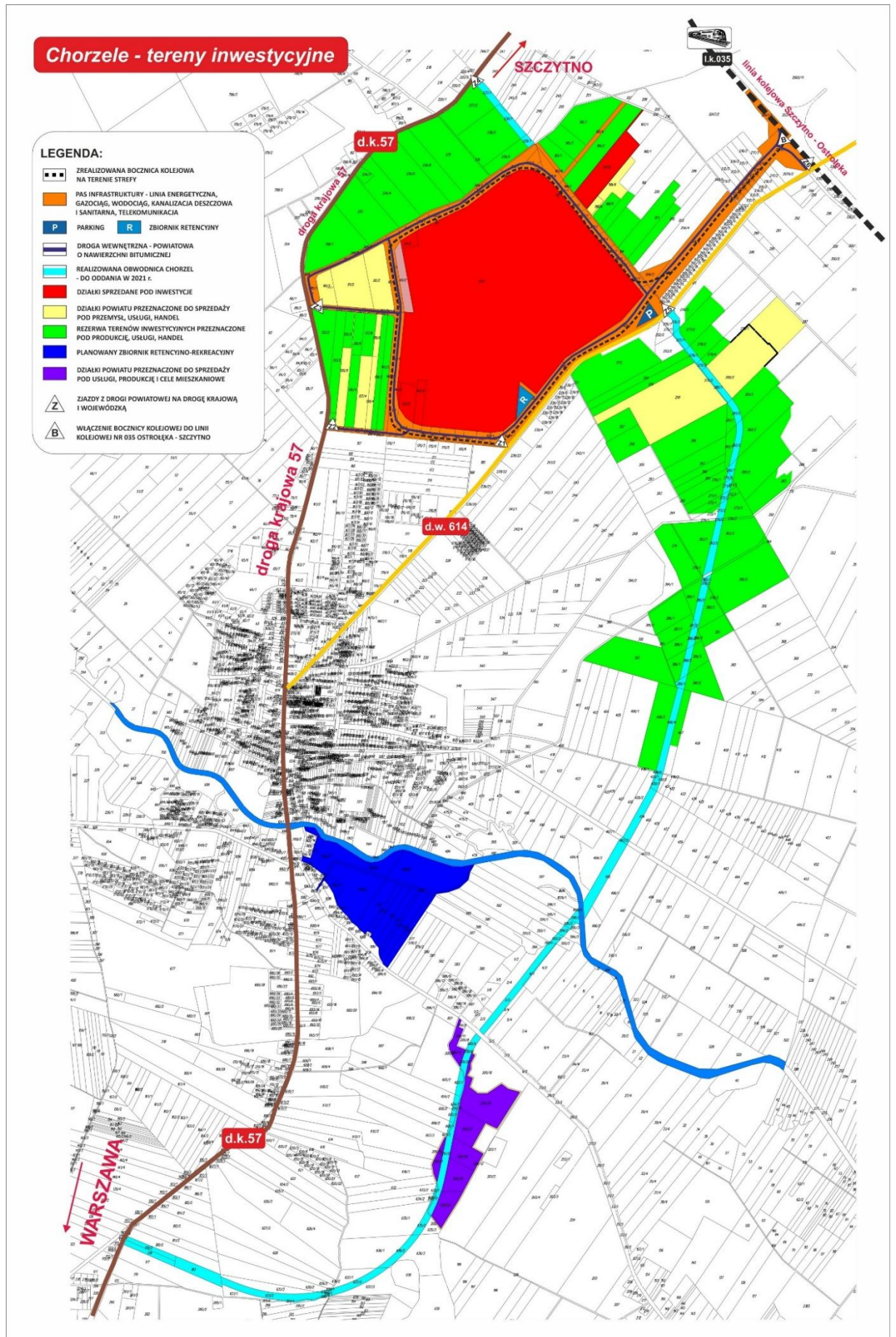


MIASTO CHORZELE - TERENY INWESTYCYJNE

LEGENDA:

DZIAŁKI STANOWIĄCE WŁAŚNOŚĆ POWIATU PRZASNYSKIEGO PRZEZNACZONE DO SPRZEDAŻY NA CELE INWESTYCYJNE





Designation / Zoning

For the area where the plots owned by Przasnysz County are located, there is currently no binding local spatial development plan. According to the amended Study of Conditions and Directions of Spatial Development of the Chorzele Municipality approved by Resolution of the Municipal Council No. 160/XXIII/20 of 28 May 2020, the plots are located in areas designated for the development of production, services, storage and warehousing, as well as in the area marked with the symbol CP-C as technical infrastructure for the investment areas of the PSG Chorzele economic zone. Plot 1724/1 and part of plot 1724/2 are located in forest areas.

The procedure for adopting a local spatial development plan and the general plan of the Chorzele Municipality is currently underway.

Based on the decision on the location of a public-purpose investment (2011):

- Production: 90/3, 91/2, 92/2
- Services: 135/5, 137/4, 138/4, 138/6
- Storage/warehousing: 198/4, 198/6
- 1724/1 and part of 1724/2 – forest areas (investment restrictions)

Utilities and Infrastructure

The Przasnysz Economic Zone – Chorzele Subzone is currently a fully serviced investment area with developed road, technical and rail infrastructure.

As part of the zone development, an internal road system with full technical infrastructure has been constructed. The Chorzele Subzone I area has direct connections to:

- national road No. 57
- regional (voivodeship) road No. 614

This allows efficient connection between both routes while bypassing the town of Chorzele and effectively diverts heavy transport traffic outside the urban area.

A comprehensive stormwater drainage system is in operation, including gravity and pressure pipelines as well as two retention reservoirs with a total capacity of approx. 4,300 m³, ensuring safe drainage of rainwater from roads and paved areas. The zone has a ring water supply network with fire hydrants, supplied from the municipal water system. A sanitary sewage system is also in operation, discharging wastewater into the municipal ZGKiM network in Chorzele.

The zone is equipped with:

- medium-voltage power grid,
- two transformer stations,
- full street lighting,
- power supply for technical infrastructure (including pumping stations),

- the possibility of connection to the gas network.

Energy parameters allow for the location of production and warehousing facilities with higher power demand.

The zone is equipped with a ring-shaped telecommunications network, including cable ducts, cable chambers, and copper and fiber-optic networks. This provides investors with access to modern telecommunications services and data transmission.

One of the key advantages of the Chorzele Subzone is the operational railway siding directly connected to railway line No. 35 Szczytno–Ostrołęka. The siding is fully completed and adapted for freight handling, which significantly increases the attractiveness of the zone for logistics and industrial companies using rail transport.

Special Economic Zone – Polish Investment Zone

An important instrument for stimulating economic activity is the Polish Investment Zone operating since 5 September 2019. Under the Act of 10 May 2018 on Supporting New Investments, entrepreneurs can benefit from public aid offered by special economic zones throughout Poland (previously available only within designated zone boundaries).

Investment support regulations provide that projects may obtain public aid (corporate income tax exemption) after meeting statutory criteria.

In Przasnysz County, the quantitative criteria for the required investment outlays amount to:

- PLN 40,000,000 for large enterprises,
- PLN 8,000,000 for medium enterprises,
- PLN 2,000,000 for small enterprises,
- PLN 800,000 for micro-enterprises.

Entrepreneurs may benefit from public aid in the form of tax exemptions:

- micro and small enterprises – 55% of eligible costs,
- medium enterprises – 45%,
- large enterprises – 35%.

Pursuant to the Act, the granting of public aid in Przasnysz County is coordinated by the Warmian-Masurian Special Economic Zone with its headquarters in Olsztyn.

Offer of the County Labour Office in Przasnysz for Investors

➤ Reimbursement of costs of equipping or upgrading a workplace

Reimbursement is financial support granted in connection with equipping or upgrading a workplace and employing a referred unemployed person or a referred jobseeker who is not

employed and does not perform other paid work, including a carer of a person with disabilities. Employment under this scheme is required for a period of 15 months.

➤ **Intervention works**

This form of support provides that an employer who hires referred unemployed persons on a full-time basis for a period of 3 to 12 months receives a subsidy covering part of the costs of wages, bonuses and social insurance contributions, up to the amount of the minimum wage. Currently, the County Labour Office in Przasnysz implements intervention works under which the employer hiring a referred person for 12 months receives 6 months of reimbursement plus 6 months without reimbursement.

➤ **Skills development and upgrading qualifications**

At the request of an unemployed person or jobseeker, the Starosta (Head of the County) may finance training selected by the applicant up to 300% of the average salary. Financing is conditional upon justification of the training's purposefulness, i.e. submission of an employer's declaration of intent to employ the person referred for training. The employer undertakes to employ the trained person for at least 6 months within 14 days after completion of the training.

➤ **Wage subsidies for employing unemployed persons or jobseekers aged over 50**

This information on investment areas of Przasnysz County does not constitute an offer within the meaning of Article 66 of the Polish Civil Code.

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