

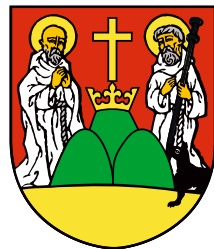


# SUWAŁKI:

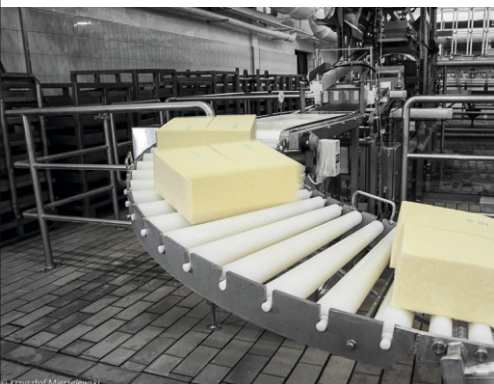
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## INVESTOR'S GUIDE

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## WELCOME TO SUWAŁKI

**Suwałki** is a city situated in the Podlaskie Voivodeship in northeastern Poland, on the Czarna Hańcza river, in the proximity of the borders with Lithuania, the Russian Federation and Belarus.

Suwałki is a city **with district rights**, the seat of the rural district and commune. The city covers the area of **65.5 sq.km** and is inhabited by ca. **70 thousand citizens**. It is **the second**, after Białystok, **largest city of the Podlaskie Voivodeship**.

Suwałki is **an attractive place for business and commercial activity** and the development of all types of business activities.

Main advantages of investment in Suwałki:

- **favourable geographical location** of the city; near the borders with Lithuania, Kaliningrad Oblast of the Russian Federation and Belarus;
- **tax holidays and exemptions** for entrepreneurs offered by the city of Suwałki;

- **attractive investment offer** and **served investment plots** in the Suwałki Special Economic Zone and the Science and Technology Park Poland-East;
- **attractive grounds prices**;
- **rich educational offer** and **vocational trainings** in the local secondary and higher-education schools;
- access to **well-educated** and relatively **cheap labour force**;
- **pro-development policy of the city authorities** and their open and friendly attitude towards potential investors;
- **easy access to buliding materials** (e.g. sand, aggregates) from local mines.

All these features contribute to the creation of **good conditions for business activity** and new investment initiatives.

 **VIA Baltica**  
 **Rail Baltica**



## LOCALIZATION AND ACCESSIBILITY

The important routes that run through the city are: from Berlin via Warsaw to St Petersburg and from Warsaw to Helsinki (the future transit expressway route **Via Baltica** connecting Baltic countries with the Western Europe), and a railway route (the future **Rail Baltica**).

The current transportation accessibility relies on the **national road No. 8**, part of the international route **E-67** and **railway line** and also an **airfield\***.

\* Suwałki has an grassy airfield of about 110 ha, currently used for sports purposes by the Aeroclub Suwałki and also as a base of the Polish Medical Air Rescue.

A local airport with a 1320 m hardened runway adjusted to the needs of air transport services on the basis of the existing grass airfield is planned to be built in 2018.





### THE NEIGHBOURING COUNTRIES:

- **Republic of Lithuania:**  
border crossing in Budzisko — 28 km  
border crossing in Ogrodniki — 43 km  
railway crossing in Trakiszki — 33 km
- **Kaliningrad Oblast of the Russian Federation:**  
passenger border crossing in Goldap — 68 km
- **Republic of Belarus:**  
cargo, passenger and railway border crossing in Kuźnica Białostocka — 125 km

### THE NEAREST AIRPORTS:

- Kowno-Karmelava Airport, Lithuania — 140 km
- Vilnius, Lithuania — 180 km
- Warsaw, Poland — 270 km

### THE NEAREST SEAPORTS:

- Kaliningrad, Kaliningrad Oblast — 210 km
- Klaipėda, Lithuania — 330 km
- Gdańsk, Poland — 350 km

## INVESTMENT INCENTIVES AND FACILITATIONS OFFERED BY THE CITY OF SUWAŁKI

Suwałki is an **investor-friendly city**. The activities of the local authorities are focused on the **economic development of the city**. Considering the inhabitants and investors needs, **the infrastructure of the city and its area development plans are systematically developed and extended**. The elaborated area development plans mostly cover the residential estates and the grounds potentially attractive for investors, e.g. the grounds of the Science and Technology Park Poland-East and the Suwałki Special Economic Zone.

The city covers the area of 6 551 ha, of which 1,500 ha is urbanized. **76,54 % areas of the urbanized area of the city have their own area development plans.**

**The city of Suwałki offers:**

- **De minimis aid programme** and **regional investment aid programme** in a form of tax exemption from the property tax for entrepreneurs creating new worksites related to initial investment in the city of Suwałki;

- **Preferential rates for cafe-gardens and stalls;**
- **rent reductions for entities operating at renovated streets and squares**, as a compensation for the inconvenience caused by the renovation works at the premises owned by the city of Suwałki;
- **“The Entrepreneurship Development Programme in Suwałki in the years 2014 – 2020”** (an executive document for “Strategy of sustainable development of the city of Suwałki until 2020”) contains a number of measures and incentives for entrepreneurs and economic growth of the city;
- **The Cross-border Investors and Exporters Assistance Centre in Suwałki** is operating in the City Hall in Suwałki. Moreover, the **Economic Council**, which is independent and advisory body at the Mayor of the City, acts for integration of local entrepreneurs and business support institutions.

**TCO**  
**lie** Transgraniczne Centrum  
Obsługi Inwestorów i Eksporterów  
w Suwałkach







## BASIC DATA CONCERNING THE ACTIVITIES OF THE SUWAŁKI SUB-ZONE

14,3 ha

AVAILABLE  
INVESTMENT GROUNDS

35

NUMBER  
OF COMPANIES

up to 70%

INCOME-TAX RELIEF

3 130

NUMBER OF EMPLOYED  
WORKERS

1 048 641 163 zł

IMPLEMENTED INVESTMENT  
COSTS

The figures as of 30.06.2017

## SUWAŁKI SPECIAL ECONOMIC ZONE

Suwałki Special Economic Zone joint-stock company (SSEZ) was established in 1996. It is composed of **nineteen specially allocated for it subzones** in Suwałki, Elk, Goldap, Białystok, Augustów, Czyżew, Hajnówka, Narewka, Bielsk Podlaski, Sejny, Siemiatycze, Zabłudów, Małkinia Górna, Grajewo, Łomża, Nowogród, Olecko, Szczuczyn and Ostrowia Mazowiecka where entrepreneurs may conduct their business activities on preferential terms.

SSEZ offers to investors industrial **plots with full technical infrastructure and area development plans**.

Suwałki Sub-zone is a modern industrial zone occupying the area of **164,8015 ha**, located on the outskirts of the city. The plots are located between the national road No. 8 and the future city western ring road in the route of the Via Baltica express road and the road No. 655. The procedure of extended borders of Suwałki Sub-zone by ca. **14,5 ha of a new investment grounds** of City of Suwałki is in a process.

In the Suwałki Special Economic Zone investor can obtain local tax exemption and take advantage of public aid in the form of **income-tax** relief extended for next several years until the moment of the recovery up to **70%** of the investment costs incurred by the entrepreneur. It is the **highest rate of public aid**, which is available for investors leading their business in special economic zones in Poland.

Appealing to the prospective investors are also **attractive labour cost, availability of qualified workforce, the proximity of the eastern border of the European Union** (proximity of the Russian and Belarusian markets) and **wide co-operative opportunities** with companies from Suwałki Sub-zone (various branches e.g. food processing, metal, plastics, clothing, machinery, precision mechanics, timber, and computer industries).

More information concerning the activities of the Suwałki Special Economic Zone is available on the website: **[www.ssse.com.pl](http://www.ssse.com.pl)**.



## THE SCIENCE AND TECHNOLOGY PARK POLAND-EAST IN SUWAŁKI PRIVATE LIMITED COMPANY

The Park was established on 4 June 2004. The stakeholders of the Company are: City of Suwałki, University of Białystok, Polish Advisory and Consulting Association in Białystok, Warsaw University of Technology, State Higher Vocational School in Suwałki and the National Institute of Telecommunications in Warsaw.

The Park is the place of **reciprocal connections between science and business**, enabling a **transfer of technology** and innovative forms of economic activities and investment. It is the institution which supports and initiates economic growth of north-eastern Poland on the basis of new technologies, entrepreneurship development, knowledge and incentives for creation new business activities. The Park provides friendly business atmosphere, well qualified staff, high quality consulting services and modern infrastructure.

The complex of the Park consists of: **Technology Incubator**, four **R&D laboratories** (Medical Laboratory, Renewable Energy Laboratory, Chemical Product Research Laboratory, Multimedia Labora-

tory), **Conference&Exhibition Centre** and **Hall of Logistic and Production Processes**.

Moreover, Park offers:

- „The Park Academy” (vocational and business trainings aimed at promotion and development of introduction to entrepreneurship);
- **Enterprise Europe Network Center** which offers SME's complex services to support the development of their potential and innovative capabilities;
- Experience and opportunities in the field of external funds projects (e.g. LT-PL Coopplatform (Interreg Programme), Social Economy Support Center, Platform for New Ideas „Hub of Talents”, North-Eastern Cluster of Digital Education);
- Consulting point of government programme „Support at the start”, in which low-interest loans for founding a business are granted;
- **Innovation Centre** accredited by Ministry of Development;
- Virtual Office's services;
- Attractive **investment grounds**.

More information is available on the website:  
[www.park.suwalki.pl](http://www.park.suwalki.pl)







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## TECHNICAL INFRASTRUCTURE OF SUWAŁKI

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### Power supply network

The city is supplied with electrical energy by **four 110/20kV stations**, with power reserves for new users. The infrastructure is systematically modernized and extended in line with the development of the city

### Heat supply network

The inhabitants of Suwałki are supplied with heat by the Heating Company in Suwałki Private Limited Company which covers 70% of the city heat demand. The municipal heating network is over **86 km long**, with 888 heat distribution substations servicing 1 334 buildings of the total space of 1 685 525 m<sup>2</sup>.

### Gas supply network

Suwałki is not connected to the main gas pipeline. The inhabitants of the city are provided with network propane-butane gas from the gas expansion works. The length the network is ca. **55,5 km**.

The investment completed by the Polska Spółka Gazownictwa Private Limited Company (in the end of 2014) included the construction of ca. **25,2 km** of pipelines and a gas regasification station in Zielone Kamedulskie with pressure reduction and metering stations. The extension of the gas network will be continued to 2030.

**LNG regasification station was built in the Suwałki Special Economy Zone area** by private entities in 2012. The construction of gas supply network on the area of Suwałki Special Economic Zone is in a process.

### Water-supply and sewage network

The water-supply and sewage infrastructure have been considerably extended over the recent years. At present, the city has **234,6 km of waterpipes and 158 km of sewerage**. The network allows provision of services to almost **100%** of the inhabitants as regards the supply of the running water. Supplementary to the water supply and sewage networks are municipal water intakes, a water treatment plant and a modern sewage treatment plant.



## THE ECONOMY OF SUWAŁKI

At the end of December 2016, Suwałki had **6 906** registered businesses, of which nearly **96,2%** belonged to the private sector. The vast majority of businesses entities (ca. 75%) are natural persons running business activities.

The driving force behind the economic development of the city are **small and medium-sized enterprises** operating in the area of trade and services. There are a few larger companies operating for years in the city, including some in the Suwałki Special Economic Zone.

### The major companies are:

- **food industry:** Mispol S.A., Animex – Animpol SF Sp. z o.o., Spółdzielnia Mleczarska MLEKPOL, PPHU Lactopol;
- **wood industry:** Padma Art Sp. z o.o., CDM sp. z o.o., Novigo Sp. z o.o. sp. k.
- **metal industry:** Malow Sp. z o.o., Aspi Tech Sp. z o.o.;
- **electric industry/precision machinery:** Fabryka Przewodów i Kabli ELPAR II Sp. z o.o., Aqual Sp. z o.o.;
- **construction industry/plastics:** Atlas Sp. z o.o., Pribo Sp. z o.o., Salag Sp. z o.o. sp.k.;
- **furniture production\*:** Fabryka Mebli Forte S.A., ADB Furniture Sp. z o.o.

\*) In Suwałki the greatest investment project in Europe in furniture branch (worth ca. 700 mln zł) is being released by Tanne Sp. z o.o.



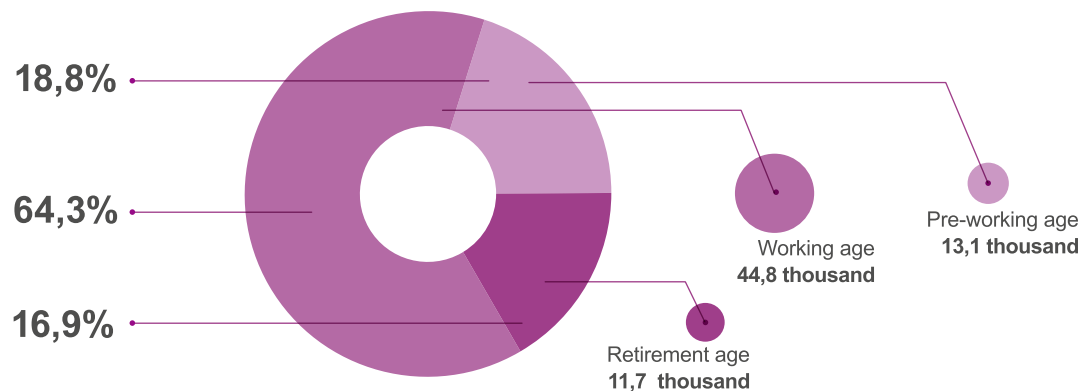
## LABOUR MARKET

At the end of 2016, Suwałki had **69 626 inhabitants**. It is the **second largest**, in terms of population, **city of the Podlaskie Voivodeship** (after the regional capital, Białystok).

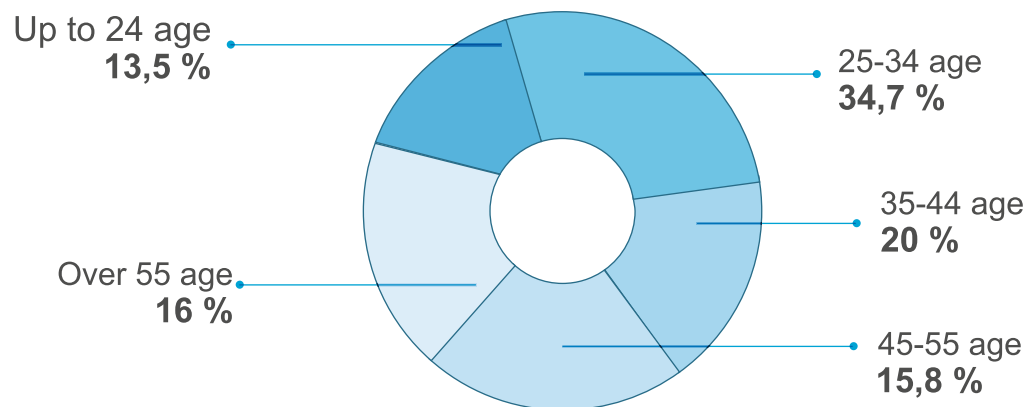
The **unemployment rate in Suwałki** in July 2016 was lower (**7,4%**) than the Poland's unemployment rate (8,3%) or the unemployment rate in the Podlaskie Voivodeship (10,4%).

The average monthly gross salary in Suwałki in 2016 amounted to 3 493,66 PLN. The average monthly gross salary in Suwałki in 2016 equalled 83% of the average monthly salary in Poland.

Population by age (2016)



Structure of unemployment by age (Figures as of 31.07.2017)



## EDUCATION

Suwałki technical and vocational schools educate **skilled workers**, adapting their offers to the needs of the labour market. The City of Suwałki supports the development of vocational training - there is the possibility of direct cooperation between schools and employers. Vocational profiles, technical skills trainings or patronage classes can be run for the needs of a particular investor.

Popular technical studies offer the **degree of technician** in: mechanics, electronics, construction electricity, mechatronics, ICT, sanitation, wood technology, logistics, economy, trade, environment, and tourist services, as well as **technical skills training**, e.g. fitting-in and construction finishing works, machinery and equipment operation, fitting of installations and sanitary systems, carpenter.

**The State Higher Vocational School** in Suwałki develops systematically and currently has 1629 students studying in 11 subjects: Finance and Accounting, Economics, Transport English-Russian Philology, Production Engineering and Management, Architecture and Urban Planning, Civil Engineering, Pedagogic, Nursing, Emergency Medical Care, Cosmetology, Internal Security. It also offers two master studies: in Economics and Internal Security. The structure of State Higher Vocational School in Suwałki contains **Academic Schools**, which offers medical and social degree courses and **VII High School** with bilingual classes. At the university also operate **Suwałki Children's University** and the **University of the Third Age**.







## SUWAŁKI — A CITY WORTH VISITING

Suwałki is **surrounded by attractive and precious land features**, from both natural and tourist point of view (post-monastic complexes, ruins of palaces and manor-houses, ornamental objects of wooden folk architecture and historical religious monuments as well as lakes, rivers, woods, and three primeval forests: Augustów, Romincka and Borecka). **Next to the city are located two nature parks:** Wigry National Park and Suwałki Landscape Park which make Suwałki an ideal starting point for exploration for the most beautiful sites of the Suwałki region and Eastern Masuria.

Suwałki is also a city of **active leisure** with a rich calendar of cultural events, among which the most famous is the **Suwałki Blues Festival** held each year in mid-July.

Several significant investments implemented in the recent years have fundamentally altered the face of the city: the **modern Aquapark** with swimming pools, **a multi-purpose concert and theatre hall**, **modernized city stadium**, and reconstructed Maria Konopnicka Square in the city centre.

Five new three star hotels were built providing accommodation for participants of conferences, exhibitions, seminars, presentations and business meetings.

We invite you to **Suwałki** — a city friendly to entrepreneurs, rapidly growing, hospitable and safe place, the city **worth investing**.





NOTES





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## CONTACT DETAILS

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City Hall in Suwałki  
1 Mickiewicza Street  
16-400 Suwałki, Poland

**Development and External Funds Department**  
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[um.suwalki.pl/for-investor/](http://um.suwalki.pl/for-investor/)



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