



**SZCZECINEK  
INWESTYCJE**

# INVESTMENT OFFER OF SZCZECINEK CITY

—  —  
**PERSPECTIVE  
2014-2020**



  
**Invest**  
in Poland





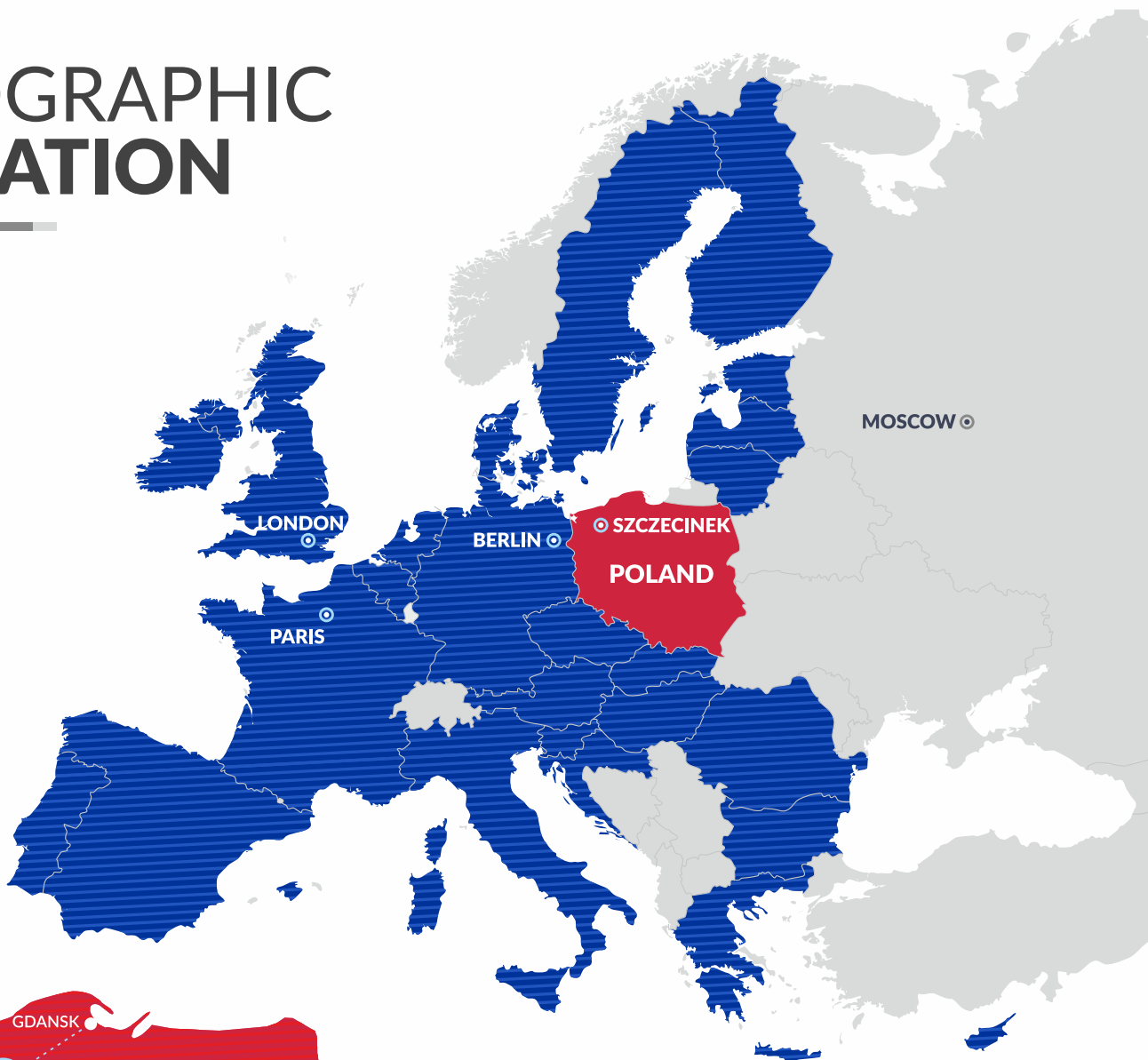
# GEOGRAPHIC LOCATION



POLAND



EUROPEAN UNION



## SZCZECINEK

lies at the junction of three provinces: West Pomerania, Pomerania and Wielkopolskie in north-western Poland.



Distance from  
**seaports:**  
KOLOBRZEG - 111 km  
SZCZECIN - 178 km  
GDANSK - 181 km



Distance from  
**airports:**  
POZNAN - 174 km  
GOLENIOW - 160 km  
GDANSK - 181 km

# LADIES AND GENTLEMEN

**We are pleased to present our folder prepared specially for entrepreneurs willing to invest in Western Pomerania.**

We hope that your plans include also our city, as we spare no effort to provide investors with excellent conditions for investment and comfort of operation, every year spending a large amount of money on the development of the economic and social infrastructure of Szczecinek.

Expansion of the city transport network, organisation of water and wastewater management, development of investment land within the Special Economic Zone and start of construction of the city ring road along the S11 national road are the major projects carried out using EU funds and with an enormous commitment of the local government's own resources.

In recent years, together with the company Kronospan, the Szczecinek Furniture Cluster was established, opening up new prospects not only for furniture companies throughout the region.

Kronospan and the City are the owners of more than 50 ha of industrial land in the Special Economic Zone, with ready technical infrastructure. In these areas, the company built a brownfield manufacturing facility with an area of 40 000 m<sup>2</sup>, already partially occupied by the Tvilium Group. Another hall is to be built soon. Together we have completed many pro-business projects developing the cluster initiative, such as

the construction of the car park for more than 300 vehicles, expansion of the necessary railway infrastructure and changing the direction of rainwater runoff.

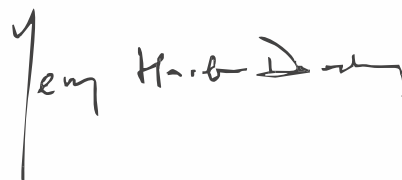
We are thus prepared for any challenge from investors, and our reserve of human resources and the ability to initiate vocational courses at vocational schools and at Koszalin University of Technology to meet specific needs create perfect conditions for starting any kind of production.

In your projects you can count on the assistance of specialised staff of the Municipal Office, who will provide support in the selection of property, dealing with utilities providers and administrative procedures necessary in the entire investment process.

The unique location of Szczecinek (three lakes within its administrative boundaries), excellent and varied sports and recreational infrastructure and its beautiful surroundings make it not only an attractive investment area, but also create opportunities for active recreation and tourism.

Visit our city to personally see its unusual qualities.

Yours faithfully  
**Jerzy Hardie - Douglas**  
Mayor of Szczecinek

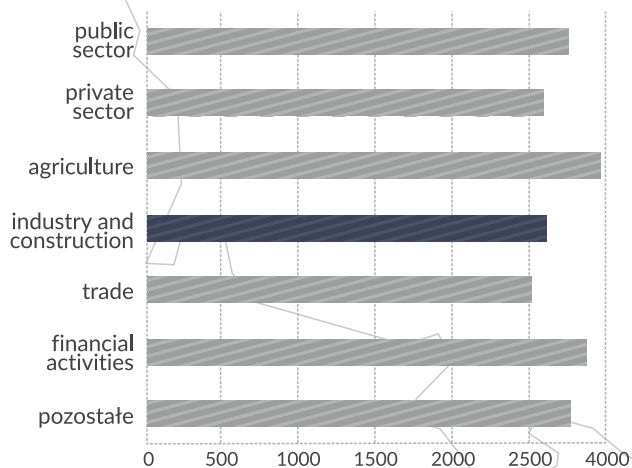




# STATISTICAL DATA



## AVERAGE WAGE IN THE DISTRICT



**IN SZCZECINEK DISTRICT  
3 355,74 PLN**



Szczecinek City  
AREA  
**48,46 km<sup>2</sup>**



POPULATION  
**~38 119 people**



Szczecinek District  
AREA  
**1,765 km<sup>2</sup>**



POPULATION  
**~78 858 people**

## THE REGISTERED UNEMPLOYMENT

### Szczecinek City

2 017

1 156

~ 7,8%

### Szczecinek District

4 770

2 735

~ 9,4%



number of unemployed



including women



The registered unemployment rate  
the ratio of registered unemployed persons to  
the number of the active population

The unemployment rate (The District)

**SEPTEMBER 2016 - 19,2 %**

the ratio of unemployed to the number of  
economically active population



# AVAILABILITY OF TRANSPORT



## ROAD CONNECTIONS

Road No. 11 connecting Silesia and the coast, and Road No. 20 which is the main route from Szczecin to Gdansk run through the city.



### NATIONAL ROADS

**No. 11** Bytom – Szczecinek – Kołobrzeg

**No. 20** Szczecin – Szczecinek – Gdansk

## RAILWAY CONNECTIONS

Szczecinek is an important railway junction, located along the Poznan – Kołobrzeg main line, which intersects with lines to Gdansk and Szczecin.



### MAIN RAILWAY LINES

Poznan – Kołobrzeg

Gdansk – Chojnice – Szczecin

Szczecinek – Miastko – Gdansk

## DISTANCE FROM SEAPORTS

The city is located less than 200 km away from all the major seaports in the country and approx. 100 km from smaller transfer points.



### Distance from seaports:

**KOŁOBRZEG** – 111 km

**SZCZECIN**

- **SWINOUJŚCIE** – 178 km

**GDANSK** – 181 km

## DISTANCE FROM AIRPORTS

Szczecinek is located 170 km from three Polish airports and the airport in Berlin is only 323 km away, which is closer than Warsaw.



### Distance from airports:

**POZNAN** – 174 km

**GOLENIOW** – 160 km

**GDANSK** – 181 km

**WARSZAWA** – 406 km

**BERLIN** – 323 km



# INDUSTRY IN THE DISTRICT

The natural location of Szczecinek favours the development of the wood, furniture and food industries. The city has a rich tradition in the establishment of plants in the IT, electrical engineering and telecommunications industries.

## THE LARGEST COMPANIES IN THE DISTRICT:



**EUROCOPERT**  
stationery  
foreign capital – GERMANY  
[www.wzeurocopert.com.pl](http://www.wzeurocopert.com.pl)



**KRONOSPAN**  
wood industry  
foreign capital – AUSTRIA  
[www.kronospan.pl](http://www.kronospan.pl)



**ELDA - Schneider Electric**  
electric equipment  
foreign capital – FRANCE  
[www.elda.pl](http://www.elda.pl)



**TELZAS ETC Group**  
telecommunication  
foreign capital – GERMANY  
[www.telzas.com.pl](http://www.telzas.com.pl)



**OPAK**  
packaging producer  
[www.opak.com.pl](http://www.opak.com.pl)



**KPPD S.A.**  
wood industry  
[www.kppd.pl](http://www.kppd.pl)



**TVILUM**  
furniture industry  
foreign capital – USA  
[www.tvilum.com](http://www.tvilum.com)



**POM-EKO**  
agricultural equipment  
[www.pom-eko.com.pl](http://www.pom-eko.com.pl)



**GAWEX**  
telecommunications,  
multimedia  
[www.gawex.pl](http://www.gawex.pl)



**MADREW**  
machine industry  
[www.madrew.com.pl](http://www.madrew.com.pl)



**TRAWNIK PRODUCENT**  
producer of grass rolls  
[www.trawnikproducent.pl](http://www.trawnikproducent.pl)







**SŁOWIANKA**  
food industry  
[www.slowianka.com.pl](http://www.slowianka.com.pl)



**GDATA SOFTWARE**  
new IT technologies  
foreign capital – GERMANY  
[www.gdata.pl](http://www.gdata.pl)

# SZCZECINEK

-  Free areas in SSEZ
-  Developed complexes in SSEZ
-  Investment areas outside SSEZ
-  Complexes of KRONOSPAN Szczecinek





# INVESTMENT AREAS IN THE CITY

“The Szczecinek Area” of the Slupsk Special Economic Zone (SSEZ) is almost 96 ha of land earmarked for industrial activity, located within the administrative boundaries of the City of Szczecinek.

74 hectares are permanently occupied, while the remainder area is available for investment in the form of brownfield land lease or purchase of greenfield land.

In addition to benefits from the existence of the Special Economic Zone, the City provides

support for new investors in the form of property tax allowances.

In recent years, with the support of EU funds, almost PLN 15 million were invested in the development of linear infrastructure in two largest complexes in the zone.

**After 2015, the construction of the city ring road will be started, which will additionally improve transport accessibility of the largest investment areas of Szczecinek.**

## 95,5117 ha

"THE SZCZECINEK AREA"  
OF THE SSEZ CONSISTS  
OF 9 COMPLEXES



Developed  
complexes

Complex 1, 2, 3, 4, 9  
- Kronospan plants



Undeveloped  
complexes

Complex 5 - Narutowicza 2.1 ha  
Complex 6 - Lukaszewicza 4.1 ha  
Complex 7 - Strzelnica 8.5 ha  
Complex 8 - Koszalinaska 2.0 ha

THE TOTAL AREA OF  
COMPLEXES 5-8 IS 16.7 HA

## OTHER INVESTMENT AREAS

In addition to the Special Economic Zone, Szczecinek has many investment areas for residential buildings, tourist services and

industrial land designated in local zoning plan, among other things, for photovoltaic farms.

# AVAILABILITY OF UTILITIES



### ELECTRICITY

available power: 20 MW,  
voltage 15 kV



### WATER

amount of water available for production  
purposes: 300 m<sup>3</sup>/h, full infrastructure



### NATURAL GAS

calorific value: 36 MJ/Nm<sup>3</sup>,  
pipe diameter 315 PE



### WASTEWATER COLLECTION

possible wastewater collection  
capacity: 300 m<sup>3</sup>/h, full  
infrastructure





# MAIN COMPLEXES OF THE ECONOMIC ZONE

## COMPLEX VI

- The complex is located in Szczecinek at Lukasiewicza and Harcerska Streets
- The owner: the City of Szczecinek
- The entire area is covered by the zoning plan and has a fully regulated legal status
- Designated in the local land development plan for: industry, warehousing services, commercial services
- Total area of 4.1044 ha
- The complex consists of 4 plots: no. 47; 48; 49 - 0.5 hectares, no.: 50/2 - 2.6044 ha
- All utilities are available within the complex

In the vicinity of the property there is a branch of the Customs Office as well as food and stationery establishments. The complex is located just 100 meters from National Road No. 11. Availability of rail transport at the distance of 1.5 km.





# MAIN COMPLEXES OF THE ECONOMIC ZONE

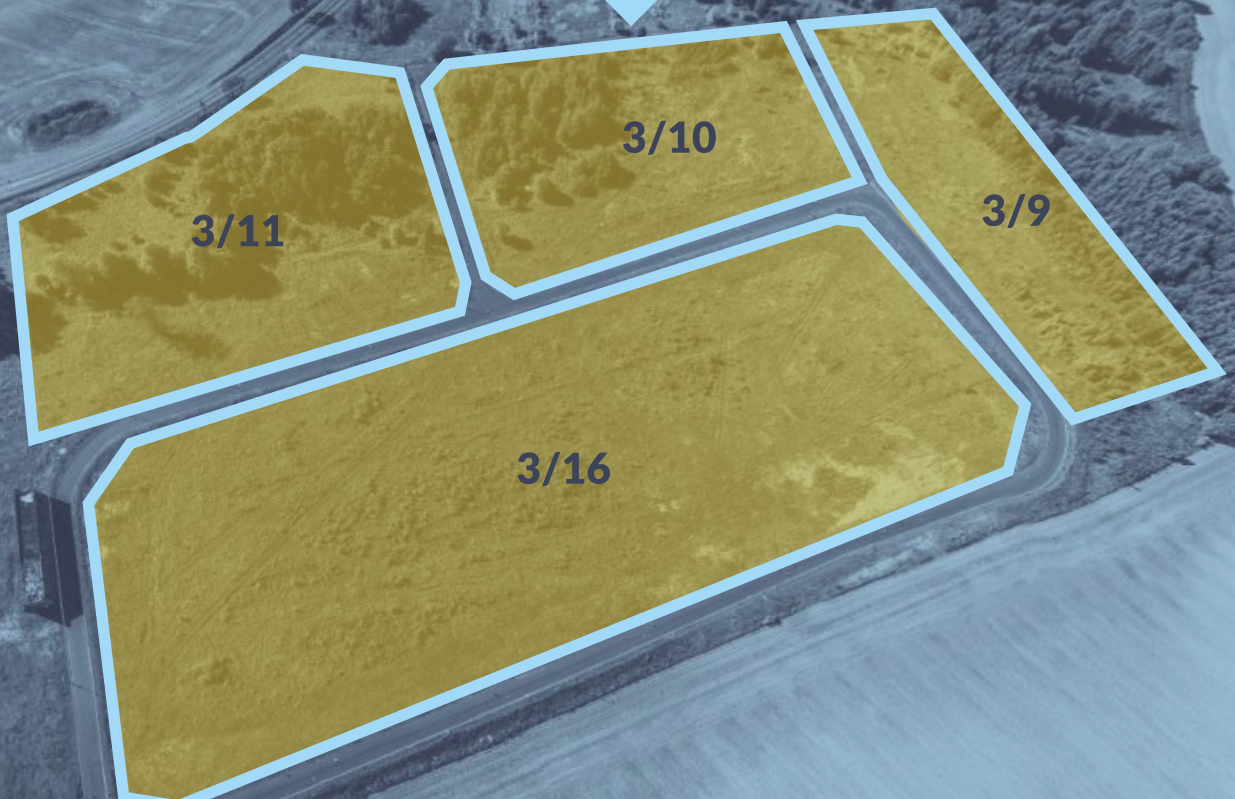


## COMPLEX VII

- The complex is located in Szczecinek by National Road No. 11 (exit to Koszalin).
- The owner: the City of Szczecinek
- Designated for: industry, warehousing services, commercial services
- Total area - 8.6050 ha
- The area was subject to macro levelling of land, utilities are available within the complex.



The zoning plan for the complex allows the location of commercial buildings with a sales area of over 2,000 m<sup>2</sup>, industrial plants, warehouses and service facilities. In the immediate vicinity of the complex, the "North" interchange of the city ring road, connecting National Roads No. 11 and 20 with the route to the sea port of Kolobrzeg, will be built.



The project was cofinanced by the European Union from the European Regional Development Fund under the 2007-2013 Regional Operational Programme for the West Pomeranian Voivodship.





# SZCZECINEK FURNITURE CLUSTER

## Cluster as an optimal environment for development

The Szczecinek Furniture Cluster creates an optimal and sustainable environment for the production of furniture and components. As a result, raw materials are accessible at competitive prices, among other things, by minimising transportation costs, and components are made to order and available on time. The initiative also provides full infrastructure support and pro-investment care.

The proximity to Kronospan – the largest manufacturer of furniture panels in the world – allows investors to benefit from effective business. As a result, they obtain a long-term competitive advantage in very demanding, price-oriented markets.

Kronospan owns more than 40 hectares of fully prepared land, with very well-developed technical infrastructure. In this area, the company has built a production and storage facility, which is ready to rent; another hall is under construction. We have completed many pro-business projects developing the cluster initiative, such as the construction of the car park for more than 300 vehicles and expansion of the necessary railway infrastructure.

The Szczecinek Furniture Cluster is located in the Slupsk Special Economic Zone. This gives the investor the opportunity to recover a significant part of the investment and spending on rental or

lease of property with the tax concessions available until 2026 or direct reimbursement of staff costs – depending on which solution is most beneficial.

The presence in the cluster provides a competitive advantage.

This is possible thanks to direct access to the transport infrastructure and a wide range of products supplied by Kronospan. Wood-based panels can be delivered without additional transport costs. The advantage is also the possibility of supplying wood-based panels in larger sizes, which cannot be transported by truck. Kronospan also allows furniture manufacturers to receive panel off-cuts. With timely deliveries, the demand of companies for working capital is decreased.

The Szczecinek Furniture Cluster is open to any company operating in the wood and furniture industry.

Conducting business in the Szczecinek Furniture Cluster provides great opportunities of cooperation and development. Kronospan is open to new investors; it provides a lot of help in starting operations in the cluster.

Join us.

[www.furniturecluster.pl](http://www.furniturecluster.pl)



# VOCATIONAL EDUCATION

In Szczecinek District there operate **6 vocational schools** that train young people in **32 specialisations**.

## Selected fields of study:

- ICT technician
- mechanic
- electronics technician
- wood technology technician
- mechatronics fitter
- economist
- IT technician
- electromechanician
- hotel industry technician
- catering technician

We are open for cooperation and are ready to sign an agreement on the opening of training courses in our schools tailored to the needs of specific industrial production.



Szczecinek Furniture Cluster will soon benefit from staff of specialists trained on a new field of study- the techniques of wood technology at the Technical School. Opening of the new direction of teaching arises from the need to strengthen each level of Szczecinek Furniture Cluster with the specialised staff. The agreement between the Szczecinek County Authorities and the Kronospan company is an excellent example of cooperation between local government and business. Every investor who decides to invest in Szczecinek will be supported in the field of vocational education by the local authorities.



KOSZALIN UNIVERSITY  
OF TECHNOLOGY

On the 29th of November 2016 took place in Szczecinek the inauguration of the academic year for a group of 61 students who began their studies at the Faculty of Wood Industry administrated by the Koszalin University of Technology.

Faculty of Wood Industry is a joint initiative of University of Technology in Koszalin, Municipality of Szczecinek, Szczecinek County, Pomeranian Regional Development Agency and Kronospan - the largest entrepreneur of the Słupsk Special Economic Zone. Its mission is to educate engineers for companies operating in the wood processing industry within Szczecinek Furniture Cluster, which joins a growing number of companies.



# BUSINESS ENVIRONMENT

The City of Szczecinek and the District Governor's Office offer support for new investments in the following areas:

- assistance in administrative procedures during and after the investment,
- staff training for the purposes of a particular industry sector,
- refund of the cost of creating new jobs (PLN 20.000 per 1 job).

- Szczecinek Business Support Centre
- Banks – more than 10 branches
- Department of the Customs Office
- District Sanitary and Epidemiological Station
- Social Insurance Company
- Tax Office
- District Employment Agency
- Special Economic Zone
- Congress and Training Centre
- Szczecinek Furniture Cluster



## CIT ALLOWANCES AT THE SPECIAL ECONOMIC ZONE

Enterprises operating within the Słupsk Special Economic Zone benefit from regional aid in the form of exemption from the income tax in respect of new investments or the creation of new jobs.

**The maximum intensity of regional aid is:**

- 35%** / for large enterprises (employing over 250 people)
- 45%** / for medium enterprises (employing less than 250 people)
- 55%** / for micro businesses (employing less than 10 people) and small businesses (less than 50 employees)

**The amount of aid (exemption from CIT) is calculated in relation to:**

- 1 / the cost of investment in fixed assets related to the implementation of the new investment, or
- 2 / two-year labour costs incurred by the entrepreneur in relation to newly employed staff (gross wage costs and all obligatory payments related to employment).



## PROPERTY TAX ALLOWANCES

The City provides businesses with property tax allowances to support new investments or new job creation associated with such investments.

**The amount of aid (exemption from the property tax) is calculated in relation to:**

- 1 / the cost of investment in fixed assets related to the implementation of the new investment, or
- 2 / two-year labour costs incurred in relation to newly employed staff.



**The allowance is valid for a maximum of 5 years.**



# HEALTH SERVICE

„Hospital in Szczecinek” - has the following wards:

- General Medicine,
- General Surgery and Oncology,
- Orthopaedics,
- Pediatric,
- Emergency,
- Midwifery,
- Intensive Care Unit (ICU)

External companies invested about PLN 30 million to create the following units:

- Dialysis,
- Interventional Cardiology,
- Ophthalmology,
- Nephrology.



- The District and the City founded a company "Szpital w Szczecinku" and extended the complex to include a new segment and the Hospital Emergency Ward with a heliport.
- Conditions allowing private entities to invest in the establishment of new hospital wards have been created.

# SAFETY



Using the European Commission funds under the Civitas Plus Initiative and the Western Pomeranian Regional Operational Programme for the years 2007-2013, we spent nearly PLN 60 million on the reconstruction of the municipal transport system, improving the safety of pedestrians and bicycle traffic, and the purchase of modern public transportation fleet.

The safety of the City is supported by:

- illuminated pedestrian crossings,
- modern transport system,
- 24-hour shifts of the Municipal Guards,
- video monitoring of the City based on Wi-max technology.

*In the Police ranking, Szczecinek is one of the two safest cities in the region.*



# SPORTS RECREATION CULTURE

## THE CITY HAS NUMEROUS SPORTS AND RECREATION FACILITIES:

- 3 full-size sports halls,
- **Europe's longest water ski lift,**
- Regional Tennis Centre – 11 courts (5 indoor),
- "Aqua-Tur" – a complex of indoor swimming pools,
- 2 excursion boats and water taxis,
- a network of bicycle paths,
- **restored historic city park – which won first prize in the "Competition for the best revitalised public space in Poland" organised by the Society of Polish Town Planners,**
- Revitalised shore of Trzesiecko Lake – "Mouse Island",
- 2 Orlik sports fields,
- a complex of football pitches,
- Ice rink,
- Climbing wall,
- Shooting range,
- Cinema 3D,
- The concert plaza,
- City Bike System.





# The Municipal Office of Szczecinek

**DEVELOPMENT DEPARTMENT  
BUSINESS SUPPORT CENTRE**

- ☎ PHONE: / +48 94 37 141 48
- ✉ E-MAIL: / [strefa@um.szczecinek.pl](mailto:strefa@um.szczecinek.pl)
- 💻 WWW: / [www.strefaekonomiczna.eu](http://www.strefaekonomiczna.eu)

