



Klaipėda FEZ

Your **#1** location
for fast launch



Key facts and achievements

2002	Establishment	412 ha	Area size
100+	Business community	5,000+	Number of employees
45+	Number of clients	825M EUR	Total investments since 2002
19	Number of countries	1.34bn EUR	Revenue generated by FEZ companies in 2023

In Global Free Economic Zone of the Year Awards:



Awarded for Fast Launch



Excellence award for non-fiscal Incentives



Bespoke Award for Sustainability



Honourable Mention Green energy progress



Honourable Mention Energy Independence



**„Highly Commended“ award
2nd place in European region**

FEZ industries & customers

Plastics & chemicals



Electric vehicles & automotive components



Engineering industry & metal structures



Value added logistics



Food processing



Defense



Total revenue
in 2023

1 003 M EUR

38 M EUR

15 M EUR

55 M EUR

14 M EUR

Others



Infrastructure



Daily public transport



Dozens of transport and logistics companies on site



15 minutes to the largest Baltic port



Direct motorway link



Car sharing



25 minutes to the airport



Direct railway link



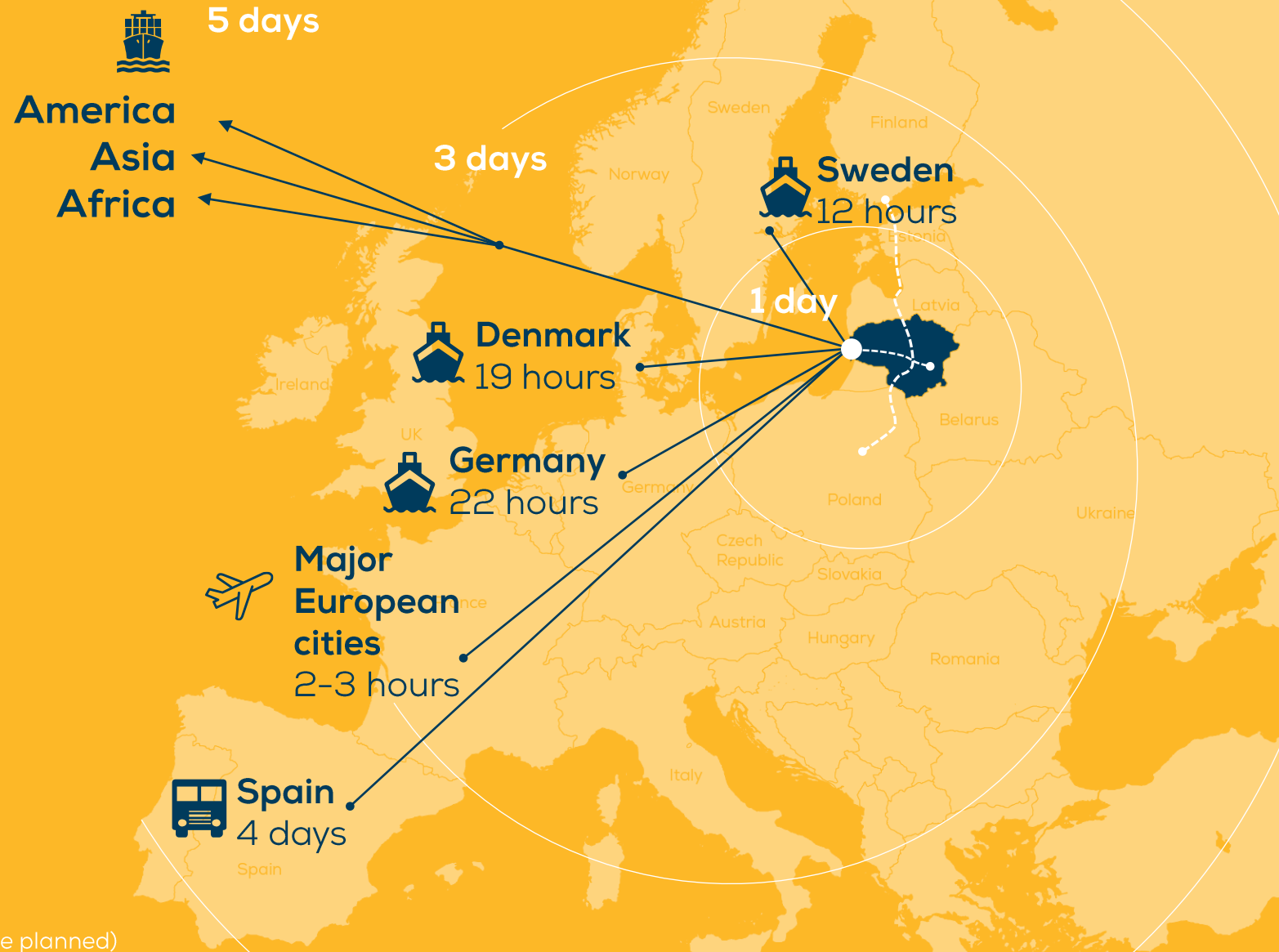
5G internet

Rapid access to

EU & rest of the World

Klaipėda is a global transportation hub:

- Well-developed road network
- Railway connections with Rail Baltica
- Northernmost Baltic ice-free port
 - 33 terminals
 - 70M tons cargo handling capacity
 - 15 m deep port (will be deepened up to 17 m)
 - Ocean container lines to USA, India
- International airport with direct flights to:
 - Copenhagen
 - London
 - Dublin
 - Riga
 - Oslo



Talent pool



180,600

Labour pool in the region¹



11,000

Students in 2023 m.²



8.4%

Unemployment rate in Klaipėda city¹



15

Universities, colleges and vocation schools in the city²



2 009.1 EUR

Average salary in Klaipėda city¹



872

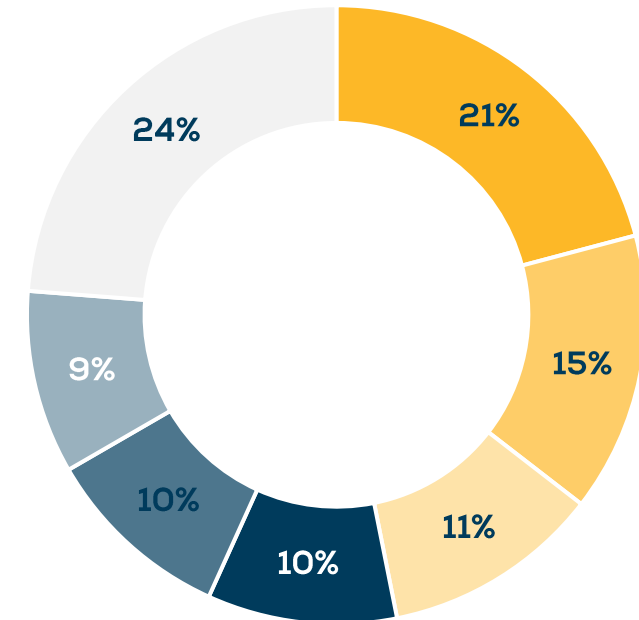
Students of engineering specialties in Klaipėda³

Source 1: State Data Agency of Lithuania, 2023

Source 2: Education Management Information System (SVIS), 2023-2024

Source 3: Invest Lithuania, 2023-2024

Structure of skills and qualifications in 2023¹



— Manufacturing

— Transport & Storage

— Education

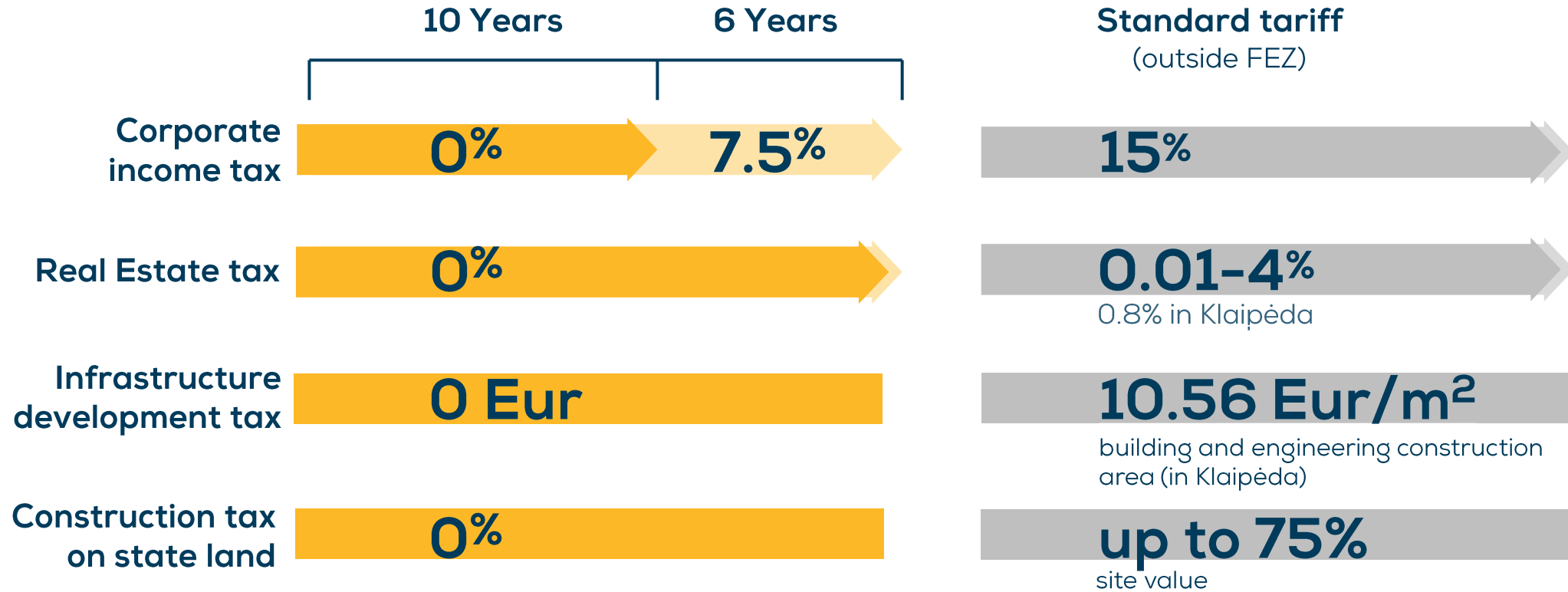
— Wholesale, Trade & Repair of motor vehicles

— Construction

— Health & Social Care

— Other

Tax incentives to boost your return on investments



Corporate income tax incentive applies to:

companies that invest >1M EUR into long-term assets and carry out manufacturing activities.

companies that invest >100.000 EUR and create >20 new job places for service operations.

Klaipėda FEZ Master plan



INDUSTRIES:

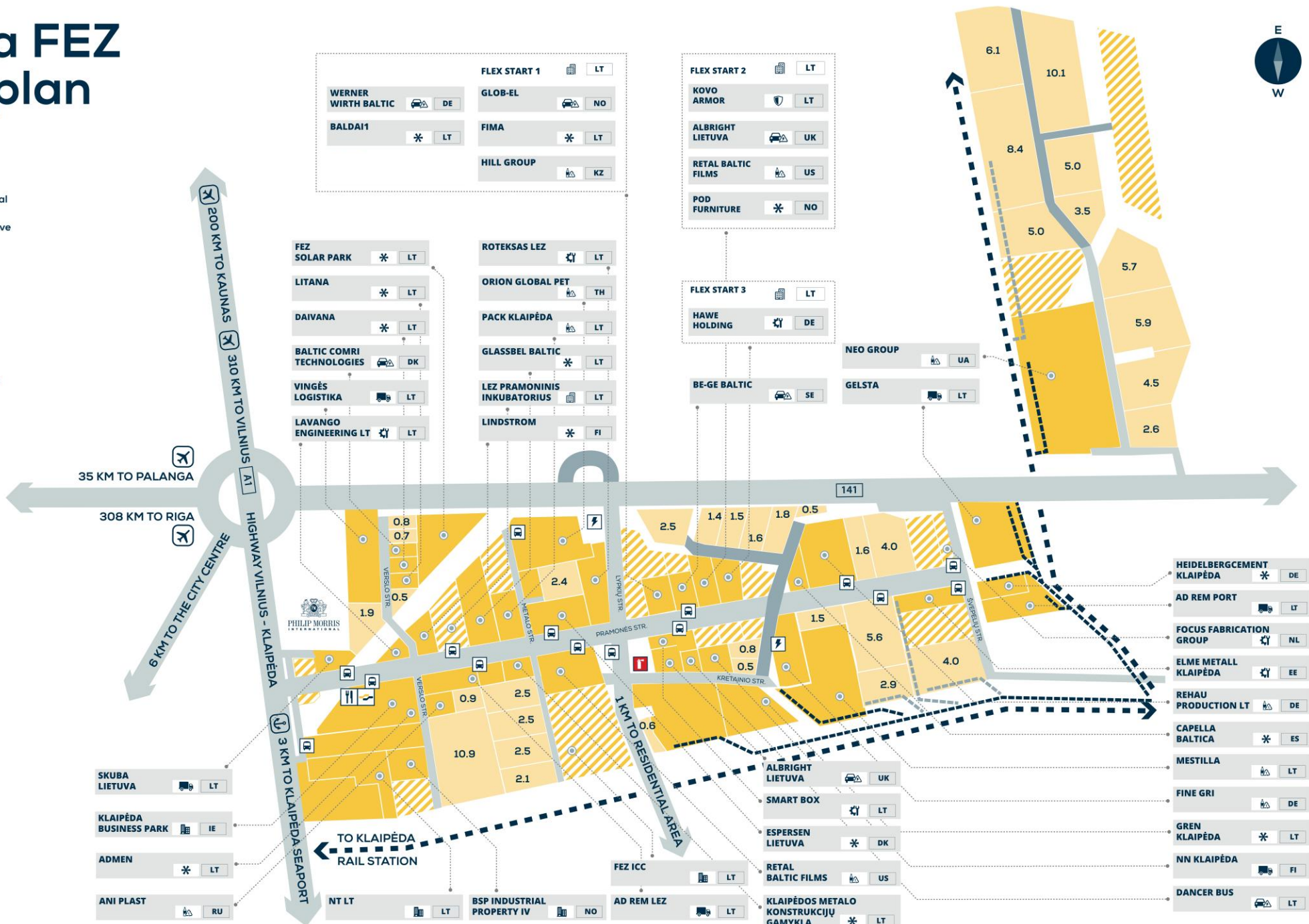
- Plastics & chemicals
- Engineering industry & metal structures
- Electric vehicles & automotive components
- Value added logistics
- Defense
- Other
- Real Estate Projects
- Buildings/Premises for rent

MEANINGS:

- Available sites (area ha)
- Occupied sites
- Reserved sites
- Street network
- Main & local railways
- Planned street network
- Planned railway network

INFRASTRUCTURE:

- Klaipėda FEZ Management Company
- Restaurants
- Electrical transformer station
- Fire depot
- Bus stop



WERNER WIRTH BALTIC DE	FLEX START 1 LT
BALDAI1 LT	GLOB-EL NO
	FIMA LT
	HILL GROUP KZ

KOVO ARMOR LT	FLEX START 2 LT
ALBRIGHT LIETUVA UK	
RETAL BALTIC FILMS US	
POD FURNITURE NO	

HAWE HOLDING DE	FLEX START 3 LT
--------------------	--------------------

FEZ SOLAR PARK LT	ROTEKSAS LEZ LT
LITANA LT	ORION GLOBAL PET TH
DAIVANA LT	PACK KLAIPĖDA LT
BALTIC COMRI TECHNOLOGIES DK	GLASSBEL BALTIC LT
VINGĖS LOGISTIKA LT	LEZ PRAMONINIS INKUBATORIUS LT
LAVANGO ENGINEERING LT LT	LINDSTROM FI

NEO GROUP UA	GELSTA LT
BE-GE BALTIC SE	

200 KM TO KAUNAS
310 KM TO VILNIUS
35 KM TO PALANGA
308 KM TO RIGA
6 KM TO THE CITY CENTRE
HIGHWAY VILNIUS - KLAIPĖDA
3 KM TO KLAIPĖDA SEAPORT

SKUBA LIETUVA LT
KLAIPĖDA BUSINESS PARK IE
ADMEN LT
ANI PLAST RU

NT LT LT	BSP INDUSTRIAL PROPERTY IV NO	AD REM LEZ LT	FEZ ICC LT
-------------	----------------------------------	------------------	---------------

ALBRIGHT LIETUVA UK	SMART BOX LT	ESPERSEN LIETUVA DK	RETAL BALTIC FILMS US
	KLAIPĖDOS METALO KONSTRUKCIJŲ GAMYKLA LT		

HEIDELBERGEMENT KLAIPĖDA DE
AD REM PORT LT
FOCUS FABRICATION GROUP NL
ELME METALL KLAIPĖDA EE
REHAU PRODUCTION LT DE
CAPELLA BALTICA ES
MESTILLA LT
FINE GRI DE
GREIN KLAIPĖDA LT
NN KLAIPĖDA FI
DANCER BUS LT

Our real estate solutions

Premises to rent

3 Days – 3 Months
after contract signing

Flexible spaces specifically adapted for tenants needs

Built-to-suit

Up to 12 Months

We can take all development risks & hassle - build, manage, rent or sell it to your tenants

Site lease

6-12 Months

Site lease with infrastructure with or without pre-designed buildings with permits. All you need to do - name the size you need and time you have.

The most suitable land plot will be selected by the **FEZ TEAM**, once the project parameters are provided.

FLEXSTART 01



BALDAI1 | LT
Fima SMART INFRASTRUCTURE SOLUTIONS



fDi
FREE ZONES
OF THE YEAR
2019

**Honourable Mention
for FlexStart**
by fDi Intelligence

Total area: **8000 sq. m.**

The premises are easily adaptable to set up
and launch activities **within 3 months.**

Fully rented out, just after being opened **in 2018.**

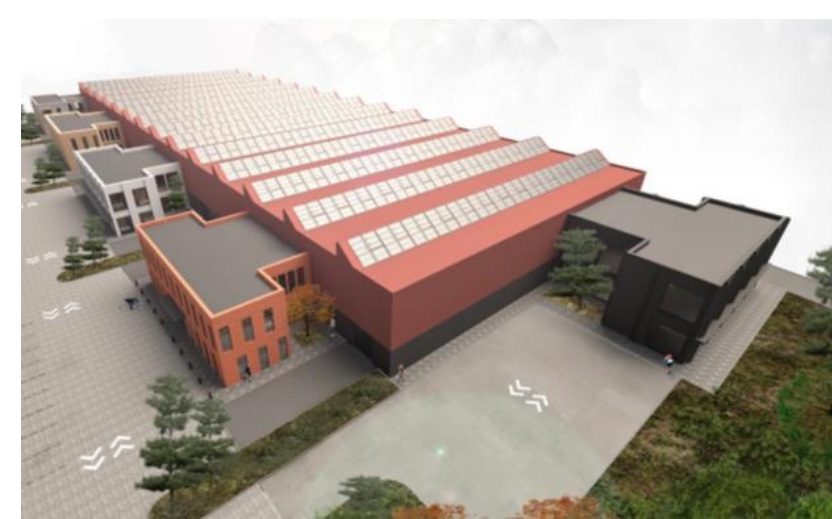
FLEXSTART 02



Building features **showcase windows on the ground floor**, allowing retail operations or a showroom with a warehouse nearby.

Total area: **8500 sq. m.**

The premises are easily adaptable to set up and launch activities **within 3 months.**



FLEXSTART 03

Klaipėda work-life balance

Happiest youth in the world

Lithuania's under-30 population¹

Lonely planet recommended

Lithuania - top destination in Europe and second in the world²

2nd youngest city

in Lithuania, 47% of population is under 40³

Languages

10% of residents speak **German**, **39% English** and **52% Russian**.³

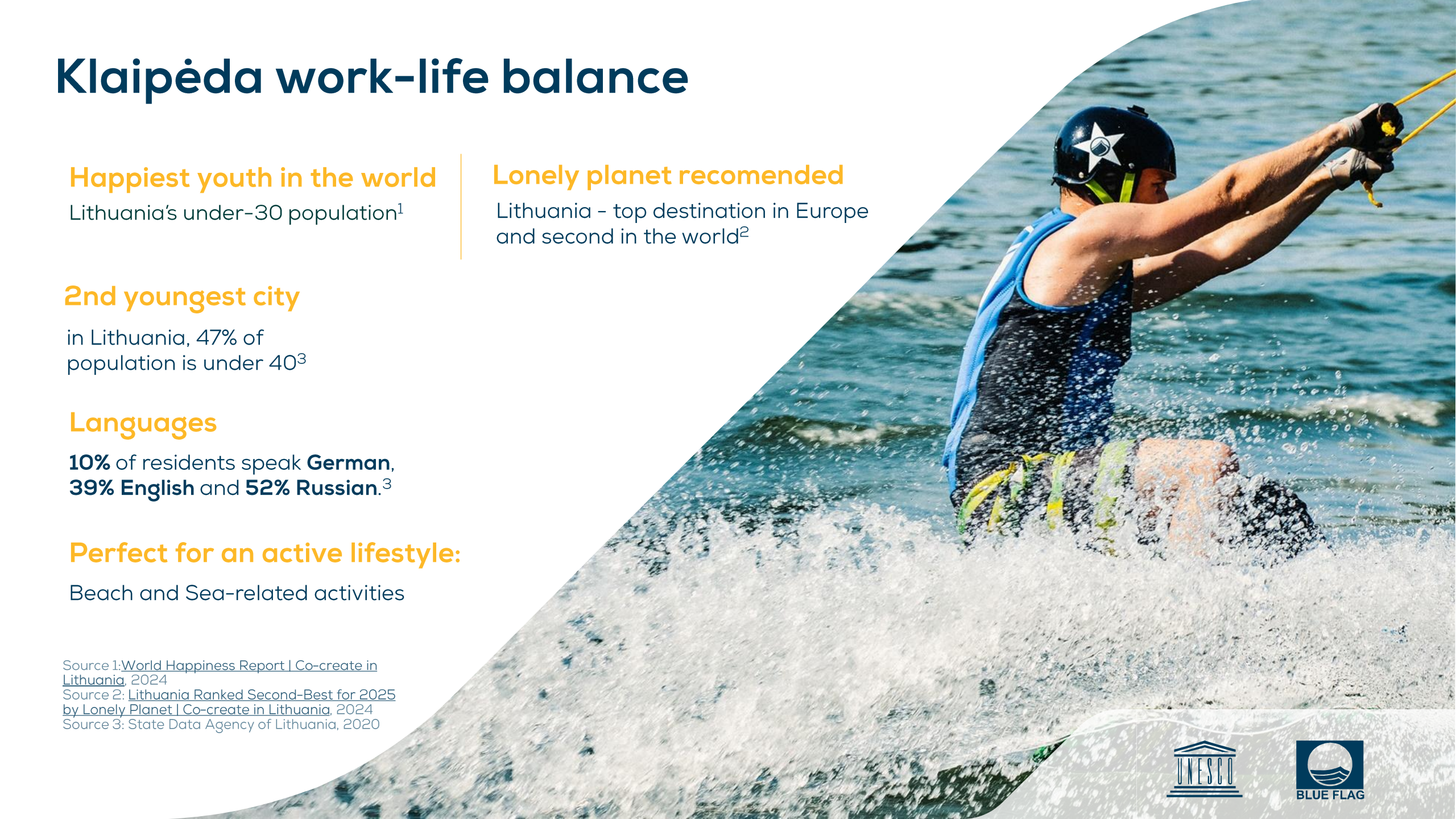
Perfect for an active lifestyle:

Beach and Sea-related activities

Source 1: [World Happiness Report | Co-create in Lithuania, 2024](#)

Source 2: [Lithuania Ranked Second-Best for 2025 by Lonely Planet | Co-create in Lithuania, 2024](#)

Source 3: [State Data Agency of Lithuania, 2020](#)



Let's talk



Karolis Pilipauskas
Sales and Marketing Director
at Klaipėda FEZ

E: karolis@fez.lt

T: +370 672 72703

www.fez.lt

[3D model of Klaipėda FEZ](#)



KLAIPĖDA
FREE ECONOMIC ZONE