

KĒKAVA INDUSTRIAL CAMPUS

Dārznieku iela18, Ķekava, Latvia | 14,466 m² site | Direct access to Via Baltica (A7)

Executive proposition

14,466 m²

Site area

2340 m²

Built / covered potential

12126 m²

Open yard potential

up to 300 units

Container capacity

KĒKAVA INDUSTRIAL CAMPUS DĀRZNIĒKU IELA 18, KĒKAVA, LATVIA

INDUSTRIAL PROPERTY – PRODUCTION, STORAGE, LOGISTICS, FILM & EVENTS

KEY INFORMATION
 Land Area: ~7 000 m² (0.70 ha)
 Total Building Area: ~3 500 m²
 Floors: 3 (main building), 2 (side building)
 Covered Area (inner yard): ~600 m²
 Open Yard: ~700 m²
 Parking Yard: ~600 m²
 Left Side Parking: ~1 000 m²
 Container Storage: (left edge), up to 300 units (20 ft / 40 ft)
 Access: 2 separate entrances
 Zoning: Industrial

BUILDINGS & STRUCTURES

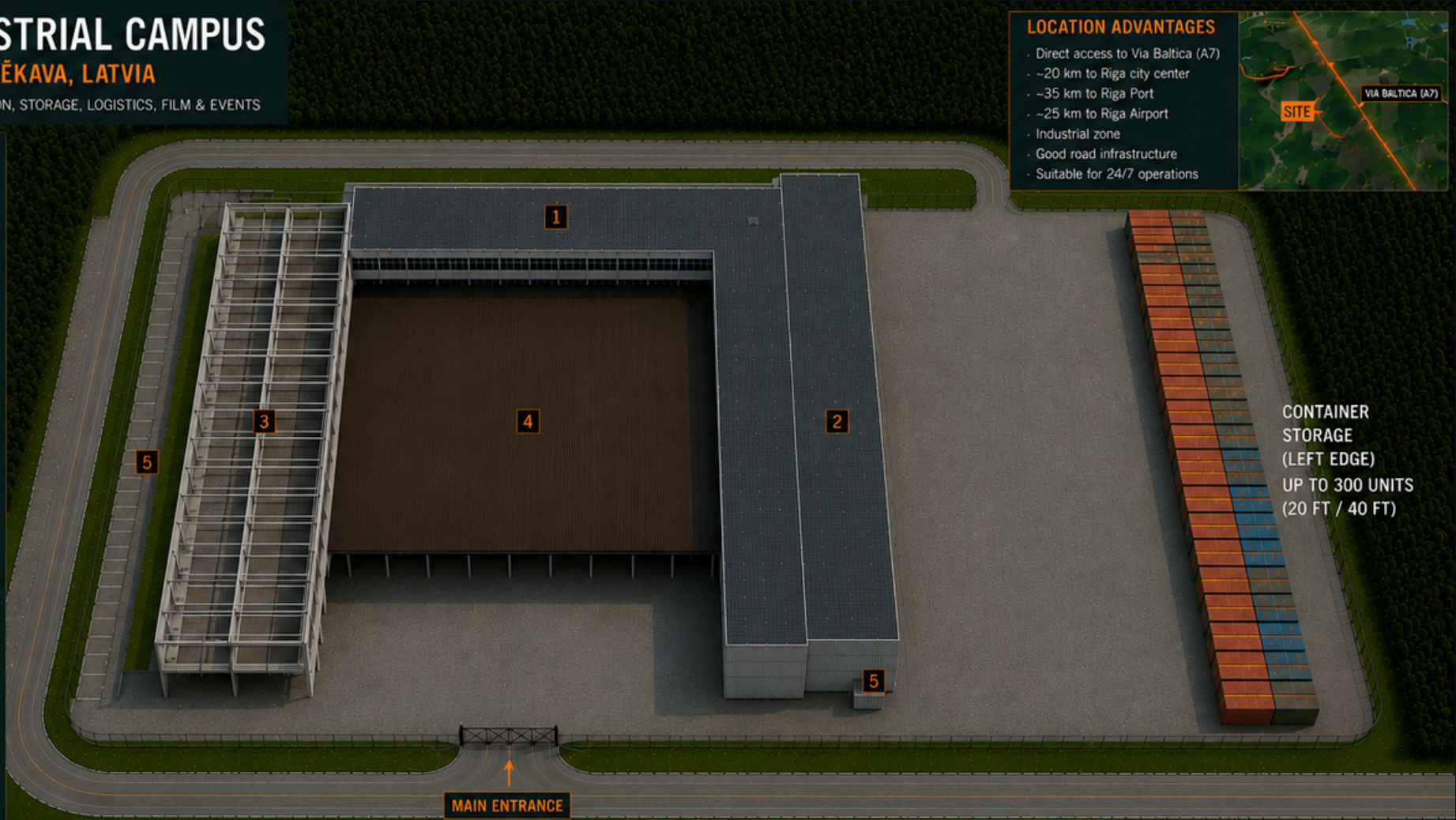
- 1** MAIN BUILDING (3 FLOORS)
Total: ~3 200 m²
- 2** SIDE BUILDING (2 FLOORS)
Total: ~980 m²
- 3** REINFORCED CONCRETE FRAME
36 x 12 m, 3 levels (~1296 m² per level)
Height: ~4.5 m
- 4** COVERED AREA (INNER YARD)
~600 m²; Height: ~4.5 m
- 5** LEFT SIDE PARKING
~1 000 m²; fully paved.

POTENTIAL USES

- Production & Warehousing
- Logistics & Distribution
- Container Storage (self storage)
- Heavy Equipment Storage
- Film Studio / Events / TV
- Workshops / Service Center
- Open Storage & Parking

LOCATION ADVANTAGES

- Direct access to Via Baltica (A7)
- ~20 km to Riga city center
- ~35 km to Riga Port
- ~25 km to Riga Airport
- Industrial zone
- Good road infrastructure
- Suitable for 24/7 operations

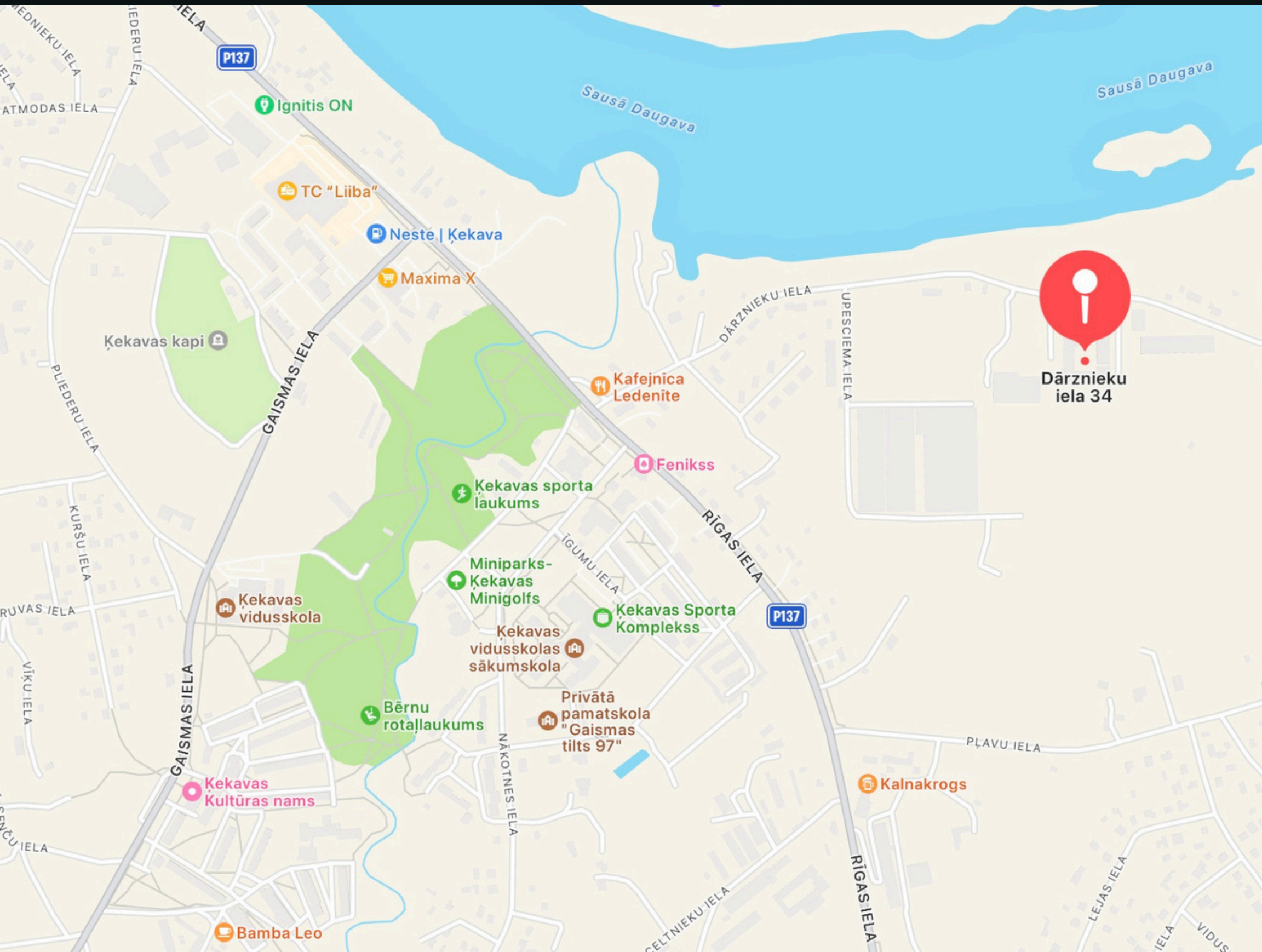
CONTAINER STORAGE (LEFT EDGE)
UP TO 300 UNITS (20 FT / 40 FT)

MAIN BUILDING (3 FLOORS)	SIDE BUILDING (2 FLOORS)	REINFORCED CONCRETE FRAME	COVERED AREA (INNER YARD)	OPEN YARD	PARKING YARD	LEFT SIDE PARKING	CONTAINER STORAGE (LEFT EDGE)
Total: ~3 200 m ²	Total: ~980 m ²	36 x 12 m, 3 levels (~1296 m ² per level) Height: ~4.5 m	~600 m ² Height: ~4.5 m	~700 m ² fully paved.	~600 m ² fully paved.	~1 000 m ² fully paved.	up to 300 units (20 ft / 40 ft)

- Position the property as a logistics and industrial campus, not as a single warehouse.
- Lease in modules: warehouses, open yard, container storage, heavy-equipment parking and filming locations.
- Start with cash-flow products: open storage, container area, boxes and right-wing premises.
- Use the reinforced concrete frame and covered yard as value-add differentiators.

Location & access

Dārznieku iela 18, Ķekava - Riga logistics corridor



- Direct access to Via Baltica (A7).
- Approx. 20 minutes to Riga city centre.
- Approx. 35 minutes to Riga airport.
- Access to the Daugava River from both sides via the dam
- Two access points to separate operational flows.

Technical site plan:

KĒKAVA INDUSTRIAL CAMPUS

DĀRZNIĒKU IELA 18, KĒKAVA, LATVIA

LEFT WING	
1 140 m ² Separate entrance Suitable for office, showroom, service or storage	
Stairwell & Service Restrooms Internal access between main building and left wing	
2 300 m ² Direct access to the inner courtyard	
3 320 m ² Direct access to the inner courtyard	
Automotive Service Area 120 m ² Configured for vehicle maintenance and repair	
Flexible Unit 100 m ² Separate entrance Suitable for office, retail, workshop, or storage	



RIGHT WING (3 LEVELS)	
GROUND FLOOR – 500 m² Flexible space for warehousing, light production or logistics	
SECOND FLOOR – 500 m² Storage for machinery, equipment and 20-ft shipping containers	
THIRD FLOOR – 500 m² Multi-purpose venue for film production, photo shoots, events, exhibitions and seasonal activities	
INNER COURTYARD (D)	
Approx. 1,200 m² • Private secure courtyard • ~50% covered by canopy • Ideal for storage, logistics, filming, outdoor events and commercial operations	
MAIN BUILDING (A)	
Total Area: Approx. 3,000 m² Three-story building with flexible layouts for offices, production, warehousing, showrooms, and services.	
OTHER	
TRANSFORMER SUBSTATION (F) ~40 m ²	

--- PLOT BOUNDARY ~14,466 m² (1,45 ha)
- - - INTERNAL ROAD (two-way traffic)

Area schedule

Approximate working areas for leasing and planning

Zone	Area	Size	Use / comment
A	Main 3-storey building	~3,100 m ²	basement, 1st floor hall, mezzanine office, 3rd floor
B	Concrete frame	~500 m ² per level	3 levels; future equipment / containers / film deck
C	Left wing	~900 m ²	2 x 300 m ² , 120 m ² , 100 m ² , corridor / stairs / toilets
D	Inner yard	~1500m ²	maneuvering, storage, events
D1	Covered yard	~600 m ²	height ~4.5 m; truck access
E	Container / open storage yard	~7000 m ²	container line and open storage
F	Transformer station	~100 m ²	utility infrastructure

Leasing products

1. Open yard & parking

Truck, equipment, construction materials, container handling

2. Container storage hub

20-ft / 40-ft containers, self-storage, operator partnership

3. Warehouse / production

1,000 m² hall, right-wing boxes, covered yard

4. Film & event location

Industrial interiors, frame, courtyard, roofed spaces

Container storage hub



Start with open-yard container placement along the right-side yard.
Offer 20-ft containers for SMEs, e-commerce, construction and seasonal stock.
Alternative model: lease land to container operator; lower capex, lower margin.
Target segments: importers, contractors, online sellers,
moving companies, archives.

Warehouse & production areas



1,000 m² high-clearance hall with ~6 m ceiling height. Left wing can be split into 300 m² / 320 m² / 100 m² units. Covered yard supports truck loading and weather-protected operations. Suitable for light production, workshop, service, storage or showroom use.

Reinforced concrete frame



Existing reinforced concrete frame gives expansion potential without starting from bare land.

Level 1: heavy equipment storage or open covered operations. Level 2: container boxes / modular storage after access and safety works.

Level 3: film, event or roofed open deck concept.

Film & production location



Use as industrial backdrop for commercials, music videos, films and product launches.
Concrete frame, large halls and closed yard
reduce set-building costs.
Film product should be marketed separately to production houses and agencies.
Not the first cash-flow source, but a strong positioning layer.

Target tenants

Logistics & 3PL

- road freight
- last-mile operators
- warehouse overflow
- customs / forwarders

Construction & equipment

- road builders
- equipment rental
- contractors
- materials suppliers

Storage users

- e-commerce
- importers
- seasonal goods
- archives

Film & events

- production houses
- agencies
- equipment rental
- event organizers

Leasing packages

Indicative commercial structure to be adapted after market testing

Product	Basis	Range	Comment
Container storage	per 20-ft container/month	€120-250	retail self-storage model
Open yard	per m ² /month	From € 2-....	depends on surface/security/access
Warehouse / production	per m ² /month	€2.50-5.00	depends on condition, utilities, lease term
Covered yard	per m ² /month	€2-3.50	weather-protected operations
Film location	per shooting day	€500-2,500+	depends on crew size and services

Pricing is indicative. The first campaign should test demand with "price on request" and segmented offers by product type.

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DĀRZNIĒKU IELA 18, KĒKAVA, LATVIA

Industrial Storage

Container Hub

Open Yard

Production Space

Film Location

14,466 m²

site area

20 min

to Riga

35 min

to airport

A7

Via Baltica access

industrialkekava.lv@gmail.com

+371 264 478 87