



HARJUKEK
KINNISVARA JA INVESTEERINGUD

**COMMERCIAL AND
INDUSTRIAL REAL ESTATE
DEVELOPER SINCE 1956**



ABOUT THE COMPANY

Harju KEK AS is an Estonian private capital based company, which is engaged in property development, property management, and investment management. The company founded in 1956 has long-term experiences in the field of real estate. We concentrate on investments with the primary focus on the industrial and commercial real estate.

The mission of the company is to create value for customers, providing a comprehensive environment which creates all prerequisites for a commercial success.

KEY INDICATORS

- The company founded in 1956
- Over 100 hectares of commercial and industrial land
- Over 100 000 m² of rented spaces
- 5 large-scale industrial parks in Harju County



PORTFOLIO

The company owns 100 hectares of commercial and industrial land and has a total of over 100 000 m² of leased space. The company's largest business and industrial parks are the Keila Industrial Park, in Keila; the A11 Business Park, by the Tallinn Ring Road; the Valdmäe Industrial Park, in Tännasilma; and the Allika Industrial Park in Harku, on the border of Tallinn City. In addition, we have a 5,000 m² commercial building with a development perspective in the Old Town of Tallinn.

INVESTMENTS

HARJU KEK AS HOLDS

31.4%

in the listed company
Harju Elekter

27.1%

in the company
EKE AS



CLIENTS

THE COMPANY'S LARGEST CUSTOMERS IN VARIOUS INDUSTRIAL PARKS ARE



et cetera



HARJU KEK has created a business environment for many different businesses. More than 80 different companies and service providers.

Here is a list of services and businesses operating in Harju KEK's various industrial and business parks.

Seller of automotive goods, construction shop, rental of construction equipment and tools, manufacturer of electrical equipment, manufacturer of electrical panels, restoration of windows and doors, manufacturer of lighting equipment, developer of electrical and automation solutions, manufacturer of industrial wet rooms, supplier of hydraulics and industrial hoses, seller of fasteners, maintenance and repair of passenger cars, vans, trucks, road construction and paving, craft beer brewery, supplier of industrial and speciality gases, container rental, wind turbine maintenance, metal detector sales, manufacturer of electrical and telecommunications cables, Manufacturer of prefabricated houses, international and local freight transport, sales of fire and occupational safety products, manufacturer of filters, manufacturer of wooden packaging, manufacturer of windows and doors, sales of fasteners, tools, and maintenance chemicals.





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INDUSTRIAL PARKS AND OTHER BUSINESS PREMISES

KEILA INDUSTRIAL PARK

Keila Industrial Park is Estonia's oldest and most modern industrial area for companies. Industrial park is located in a logistically advantageous location in the city of Keila, right next to the high-potential transit road (Paldiski mnt).

The industrial campus covers a total area of 52 hectares, with up to 130 000 m² available for the construction of additional buildings for customers.

The estate contains over 60 companies! These cover 30 different areas of activity, creating a good environment for mutual synergy.

TOTAL AREA

52 ha

TOTAL BUILDING VOLUME

80 000 m²

ADDITIONAL BUILDING VOLUME

130 000 m²



KEILA INDUSTRIAL PARK

ADVANTAGES OF THE LOCATION OF KEILA INDUSTRIAL PARK

- Best location – near major highways.
- Proximity to Paldiski Port and Tallinn (both approximately 25 km).
- Excellent public transport connection to Tallinn by car, bus and train.
- Reverse traffic flow in terms of morning and evening congestion.
- Well-established and functioning infrastructure.
- Availability of high-quality workforce in Keila and the surrounding area.
- The city of Keila provides excellent opportunities for recreation in the form of Keila Health Centre, discgolf courses, and parks. The Niitvälja golf courses are 8 km away.

KEILA INDUSTRIAL PARK IS ESTONIA'S OLDEST AND MOST MODERN INDUSTRIAL AREA FOR COMPANIES

- This is an industrial zone with the oldest integrated concept!
- The only industrial town in Estonia under the administration of a single owner.
- Keila Industrial Park is located in a logistically advantageous location in the city of Keila, right next to the highpotential transit road (Paldiski road).
- The infrastructure is well-developed and permanently maintained. The industrial town is suitable for various companies engaged in manufacturing, storage and trading.





KEILA INDUSTRIAL PARK

Keila

Tallinn

Ülemiste järv

Pirita jõeoru MKA

LASNAMÄE

KRISTIINE

MUSTAMÄE

NÕMME

KOPLI PÕHJA-TALLINN PELGURANNA KALAMAJA

HAABERSTI

Tabasalu

Tiskre

Harkujärve

Liikva

Vääna-Jõesuu

Keila-Joa

Meremõisa

Vääna hoiuala

Vääna

Laulasmaa

Käesalu

Adra

Vahi

Hüüru

Harku

Püha

Alliku

Laagri

Tänassilma

Männiku

Peetri

Rae

Karla

Järveküla

Lehmja

Pildiküla

Jüri

Vaskjala

Kurna

Vaela

Aaviku, Harju County

Seli

Kersalu

Kloogaranna

Valkse

Kumna

Tutermaa

Vanamõisa

Saue

Jälgimäe

Tammemäe

Luige

Sausti

Kiili

Patika

Suuresta

Laoküla

Põllküla

Klooga

Niitvälja

Kulna

Valingu

Kanama

Saku

Saustinõmme

Lähtse

Vaida

Madise

Suurküla

Maeru

Lehola

Ohtu

Jõgisoo

Rahula

Üksnurme

Kajamaa

Paekna

Nabala

Vaidasoo

Laane

Karilepa

Ämari

Veskiküla

Vasalemma

Nahkjala

Tuula

Koppelmaa

Metsanurme

Tõdva

Paekna

Nabala

Metsanurga

Salu

Õmmaste

Määra

Padise

Kasepere

Rummu

Laitse

Kabila

Muusika

Tagametsa

Maidla, Harju County

Roobuka

Kurtna

Tagadi

Pahkla MKA

Tuhala

Saula

Audevälja

Kobru

Munalaskme

Kibuna

Kaasiku

Ruila

Tagametsa

Maidla, Harju County

Roobuka

Kurtna

Tagadi

Pahkla MKA

Tuhala

Saula

Aespa

Kirdalu

Kiisa

Piissoo

Kurevere

Sõmeru

Metsanurga

Urv

Vilivere

Urge

Prillimäe

Kata

K

VALDMÄE INDUSTRIAL PARK

Valdmäe Industrial Park is a multifunctional industrial and commercial area that is well-suited for companies engaged in logistics, manufacturing, wholesale and retail commerce.

Valdmäe Industrial Park is located near Tallinn, in the Tännassilma area, directly alongside the high-potential Pärnu highway.

THERE ARE MANY INTERNATIONALLY SUCCESSFUL COMPANIES IN THE VICINITY:

DSV Transport, Havi Logistics, Stoneridge Eesti, Tamro Eesti, R-Kiosk Estonia, Antalis, Karl Storz, Bauhof, and many others.

COMPANIES ALREADY OPERATING IN VALDMÄE INDUSTRIAL PARK:

Würth, Onninen, Mark Trading, Lightmaker, PMC Hydraulics, Beijer Ref, Osvald Catering.



VALDMÄE INDUSTRIAL PARK

TOTAL AREA

3.25 ha

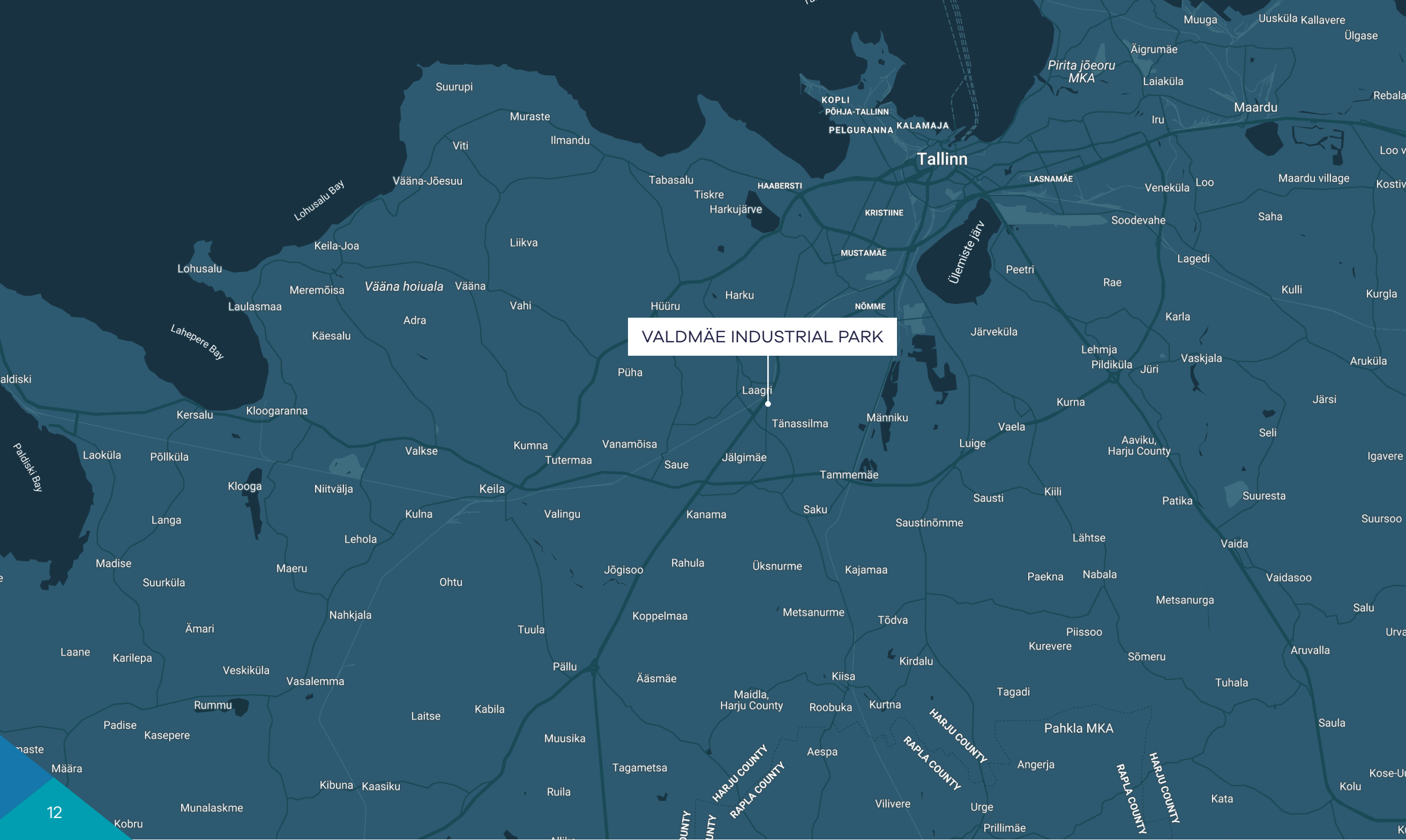
TOTAL BUILDING VOLUME

7500 m²

ADDITIONAL BUILDING VOLUME

3500 m²





VALDMÄE INDUSTRIAL PARK

A11 BUSINESS PARK

A11 Business Park is the newest business park in development by Harju KEK. The location of the Business Park is special due to its close proximity and excellent connections to both the Tallinn ring road and East Tallinn. In addition to the Tallinn ring road, there are also possible access points from Suur-Sõjamäe Street and Betooni Street. Considering the importance of the workforce, a public transport stop is planned on the edge of the development area, providing a bus connection between the A11 Business Park and the City of Tallinn.

The 18-hectare site is planned to have buildings with a surface area of 80,000 m², meeting the demands of modern business for a business environment. We rent out buildings that meet the specifics of your business.

PUBLIC TRANSPORT	On the edge of the property
HEATING SOLUTION	Gas
WATER AND SEWERAGE	Central
ELECTRICAL CAPACITY	1800 A
MAXIMUM BUILDING HEIGHT	16 m
MAXIMUM BUILDING AREA	80,000 m ²
INDUSTRIAL PARK AREA	18 ha
LOCATION	To find the location on Google Maps, enter Varivere tee 1, Soodevahe. Or copy the destination coordinates 59.412275, 24.916226



A11 BUSINESS PARK

CITY CENTRE

11 km / 17 min

MUUGA HARBOUR

12 km / 16 min

TALLINN AIRPORT

10 km / 14 min

ST PETERSBURG HIGHWAY

3 km / 5 min

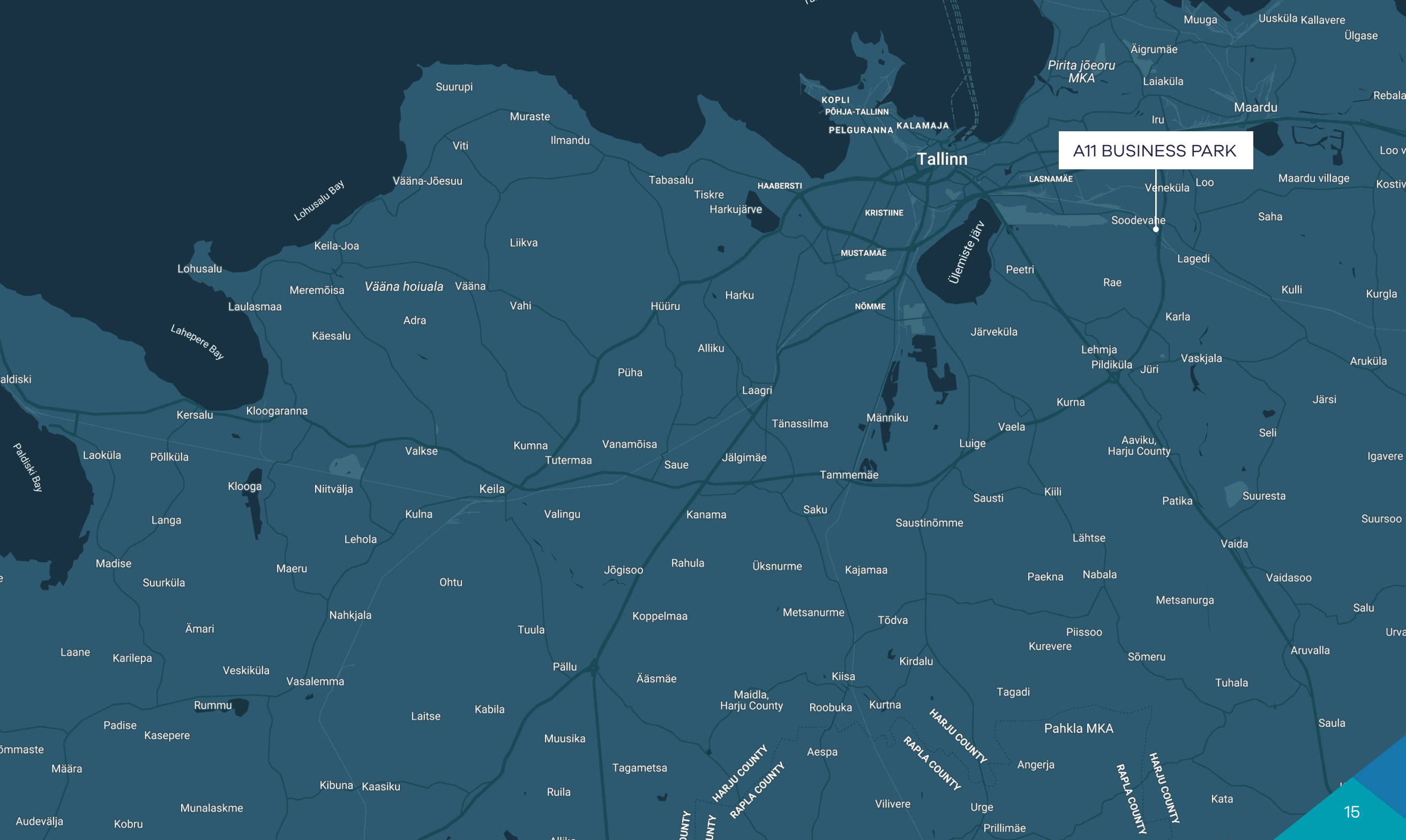
TARTU HIGHWAY

9 km / 10 min

PÄRNU HIGHWAY

28 km / 23 min





A11 BUSINESS PARK

Tallinn

Pirita jõeoru MKA

LASNAMÄE

Ülemiste järv

Pahkla MKA

HARJU COUNTY
RAPLA COUNTY

HARJU COUNTY
RAPLA COUNTY

HARJU COUNTY
RAPLA COUNTY

TÖÖSTUSE INDUSTRIAL PARK

Tööstuse Industrial Park is located just outside Keila.

The Industrial Park is suitable for the establishment of both large-scale heavy industry and a logistics hub.

The proximity of the Port of Paldiski and the connection to main highways whilst being located in the city ensure the success of the business or production to be set up. A detailed plan has been adopted. With the support of the European Regional Development Fund, the city of Keila upgraded and built the entire regional road network and the necessary utility networks.

GENERAL INFORMATION OF TÖÖSTUSE INDUSTRIAL PARK

THE WHOLE INDUSTRIAL PARK AREA	—————	21 ha
SIZE OF PLOTS	—————	each about 13,000 m ²
BUILDINGS TO BE BUILT	—————	62,900 m ²
NUMBER OF BUILDINGS TO BE BUILT	—————	up to 29 buildings
DETAILED PLAN	—————	valid, industrial and commercial premises according to the plan

Possibility of a railway branch to properties.





Tallinn

TÖÖSTUSE INDUSTRIAL PARK

ALLIKA INDUSTRIAL PARK ON THE OUTSKIRTS OF TALLINN

Located on the border of Tallinn, near Paldiski mnt, at the Harku road junction, Allika Industrial Park is suitable for environmentally friendly manufacturing, warehousing, and logistics activities. An excellent workplace for residents of the nearby Õismäe and Astangu city districts, and Harku and Saue rural municipalities. The immediate proximity to the planned Tallinn Ring Road further enhances the value of Allika Industrial Park. There is an established detailed plan, necessary roads, and utilities.

TECHNICAL DETAILS

- 9 properties with a total area of 13.4 ha
- Maximum building area 52,500 m²
- Maximum gross area up to 105,000 m²
- Number of storeys of buildings: up to 3
- Height of buildings: up to 12 m
- Electricity at the border of the property
- Water and sewerage connection at the border of the property
- Liquefied petroleum gas (lpg) tank to be installed for heating the building according to the size of the building





ALLIKA INDUSTRIAL PARK

Tallinn

Ülemiste järv

Pirita jõeoru MKA

LASNAMÄE

KRISTIINE

MUSTAMÄE

NÕMME

Aaviku, Harju County

Pahkla MKA

HARJU COUNTY
RAPLA COUNTY

HARJU COUNTY
RAPLA COUNTY

HARJU COUNTY
RAPLA COUNTY

COMMERCIAL BUILDINGS IN LAAGRI CENTRE

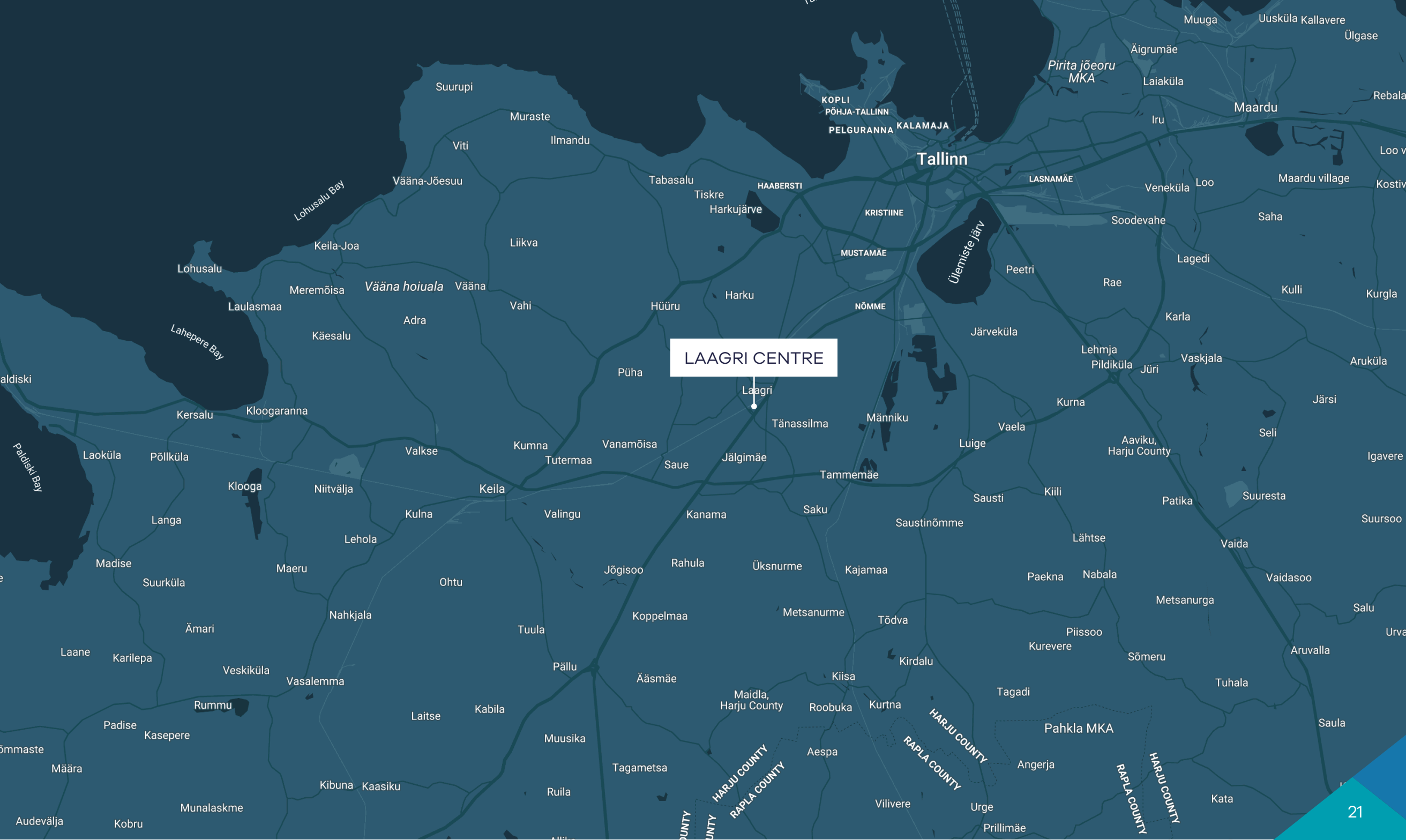
On the commercial land belonging to Harju KEK, along Pärnu maantee in Laagri, operates Bauhof, a seller of building and gardening supplies.

The so-called Tännasilma area has been the most attractive in recent times for the establishment of commercial and industrial buildings. There are many internationally successful companies in the vicinity: DSV Transport, Havi Logistics, Stoneridge Eesti, Tamro Eesti, R-Kiosk Estonia, Antalis, Karl Storz, Maksimarket, etc.

The store of Bauhof is located on the right side of the exit to Tallinn, in the immediate vicinity of the Maksimarket and Rimi grocery stores, on the border of the City of Tallinn, in Saue Rural Municipality, in Laagri.

The 3 ha property consists of 4 buildings with a total area of 11,800 m².





LAAGRI CENTRE

Tallinn

COMMERCIAL BUILDING IN THE OLD TOWN OF TALLINN

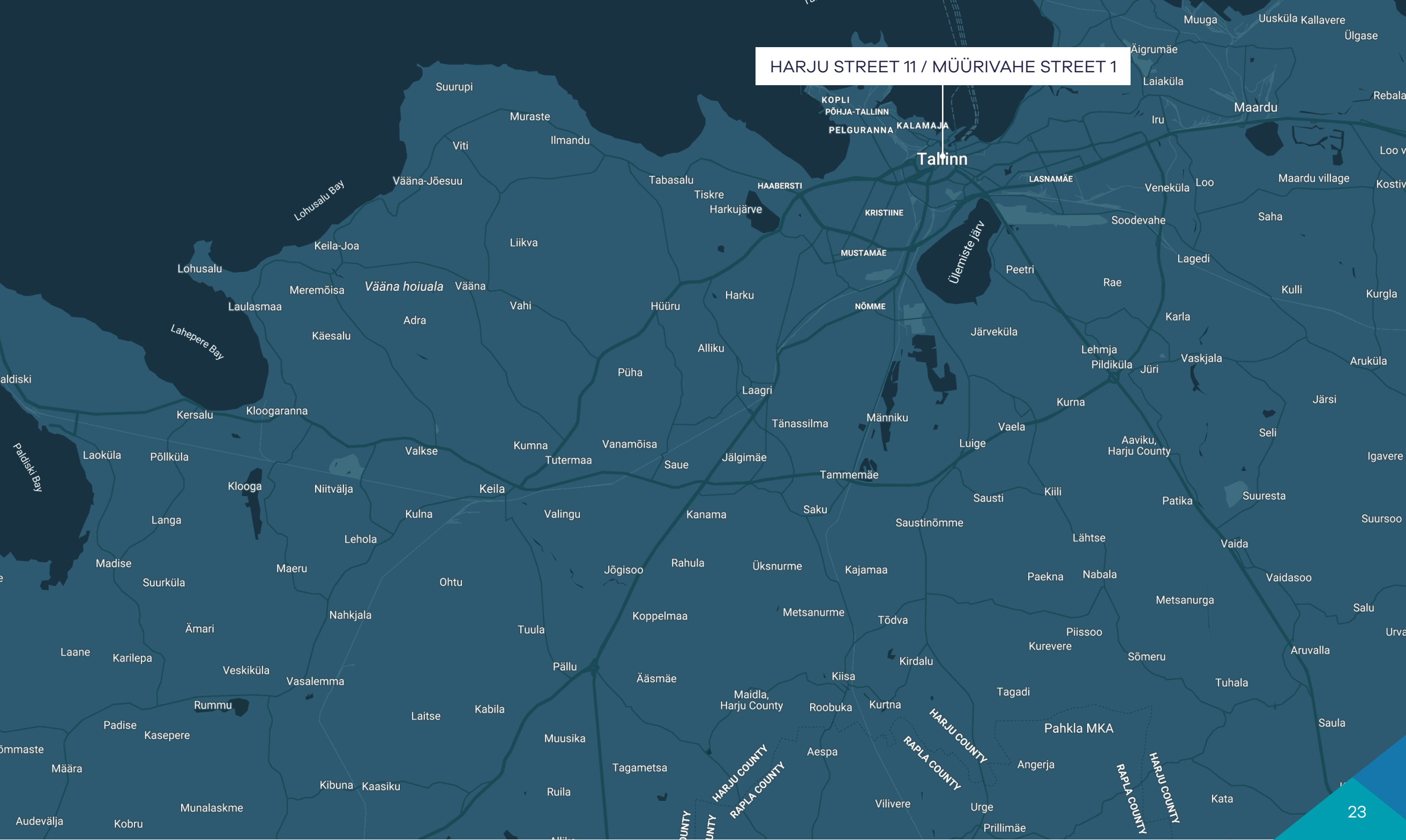
Location. Harju Street 11 / Müürivahe Street 1 is located in Tallinn Old Town on the street connecting two most recognized landmarks - Town Hall Square and Freedom Square.

The commercial building plot site is approximately 1976 m². The building itself is built in 1957 and it is in good general condition. The commercial building will be accommodated on five floors, comprising of a basement floor, three upper floors and two attic floors, totalling in 4958,1 m². Main structures of the building are made of natural stones, bricks and concrete. Most of the rooms have over 3,2 meter high ceilings.

The whole building would be operated as a hotel.



HARJU STREET 11 / MÜÜRIVAHE STREET 1



KEILA 2.0 – NEW BUSINESS DISTRICT IN KEILA

In December 2021, the Keila City Government accepted a detailed plan for the new 9ha area of Harju KEK, including the area of the new multifunctional central building.

- area 9ha
- 6 properties
- maximum number of buildings 26
- total building volume 43,000 m²

The location is on the corner of Ehitajate tee and Paldiski mnt, adjacent to the current Keila Industrial Park, next to the Keila Health and Sports Centre and close to Keila Upper Secondary School (250 m, 1600 students).

NEW COMMUNITY CENTER

Harju KEK is planning large-scale (total area of more than 13,000 m²) for commercial, entertainment and community center to Keila at Paldiski mnt 19/21.

In the new Keila center there will be a cinema, a modern sports club, various services, including for pets, and entertainment activities for both children and adults.



Sketch solution. The picture is illustrative.

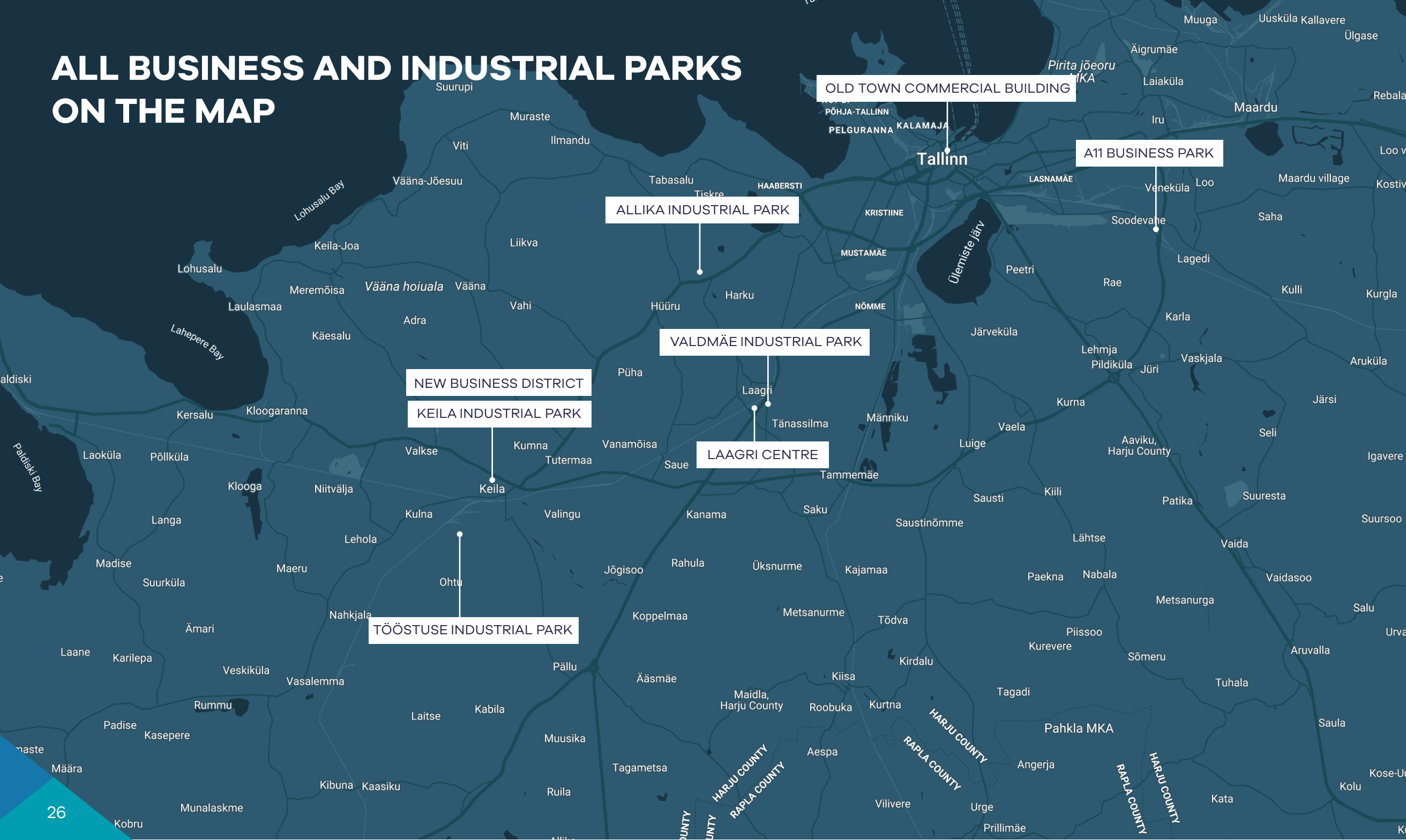


Sketch solution. The picture is illustrative.



KEILA 2.0

ALL BUSINESS AND INDUSTRIAL PARKS ON THE MAP





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