

# Strategically positioned GATEWAY for global success!

PORT OF  TALLINN  
Industrial Parks

Two of Estonia's best located industrial parks – Muuga Industrial Park and Paldiski South Harbour Industrial Park – offer access to both regional and international markets, due to their prime locations in major cargo harbors.

Muuga is conveniently located just outside Tallinn, the capital of Estonia, while Paldiski lies 50 km to the west.

Both industrial parks feature state-of-the-art infrastructure and diverse connections via sea, road, air and rail networks, allowing businesses to streamline logistics to neighboring countries and global destinations, enabling companies to reduce costs and improve delivery times. With a diverse range of plots available for production, value-added services, and distribution activities, our industrial parks are designed to facilitate your business growth and expansion.



[ts.ee/industrial-parks](https://ts.ee/industrial-parks)

YOUR BUSINESS PARTNER

## Port of Tallinn:



**Biggest port authority in Estonia** (4 ports, ca 15 M tons of cargo and 10 M passengers per year, 400+ employees)



**Expertise across diverse business fields** (passengers, cargo, shipping and real estate), ensuring stability and resilience, offering investors a secure foundation for long-term growth



**Strong investment capability** providing clients with high-quality infrastructure



**Strong focus on sustainability**, transforming ports into green energy hubs



**Listed on the Nasdaq Stock Exchange** with over 23,000 shareholders



Muuga Harbour & Industrial Park

## Muuga Harbour Industrial Park

- Total area of 76 ha with detailed planning, and all utilities connected up to the plot borders.
- The only port in the Baltics with direct access to Rail Baltica, featuring a freight terminal inside the port.
- Free Zone: simplified customs procedures, no import/export taxes, and unlimited storage time.

### THE PORT:

Muuga Harbour is the largest and deepest cargo port in Estonia, covering 567 ha. The harbor services containers, liquid bulk, dry bulk, general cargo, and ro-ro traffic. Its industrial park will feature Rail Baltica's multimodal terminal inside the port, enabling goods to be seamlessly transhipped between different modes of transport.

## Paldiski South Harbour Industrial Park

- Total area of 39 ha, with detailed planning and significant potential for future projects.
- Future offshore wind and alternative energy hub.

### THE PORT:

Paldiski South Harbour is a multi-functional port with the shortest route to Sweden, covering 119 ha. The harbor handles ro-ro, general cargo, and both dry and liquid bulk.



Paldiski South Harbour & Industrial Park

### BUSINESS ENVIRONMENT:

## Opportunities

- ✓ **Business-Friendly Environment:** Estonia is known for its entrepreneur-friendly policies, minimal bureaucracy, and ease of doing business.
- ✓ **The country offers a transparent legal system,** low corporate tax rates, and various incentives for foreign investments. A wide range of grants and consultation services are available to help develop and expand business activities in Estonia.
- ✓ **With the help of high-quality human capital** with relevant experience and language skills, as well as a digital environment supporting rapid innovation and solution development, you are set for success.



### COMPANY CONTACTS:

Rene Pärt  
Chief Business  
Development Officer  
Ph: +372 5887 1180  
E-mail: r.part@ts.ee

[www.portof tallinn.com](http://www.portof tallinn.com)

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