



VERTIGO FREE ZONE
DURRES INDUSTRIAL PARK

WHERE BUSINESS MEETS OPPORTUNITY

*The new Free Zone in
the heart of Albania!*



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Welcome & Vision

01

01 Welcome & Vision

1.1 Message from the Developer

Welcome to Vertigo Free Zone – the New Standard for Industrial Growth. Strategically located in the heart of Albania’s trade corridor, Vertigo Free Zone is more than a development project, it’s a strategic base for companies ready to scale. Designed with efficiency, flexibility, and international expansion in mind, our park brings together custom infrastructure, regulatory simplicity, and economic incentives to create a thriving environment for forward-thinking businesses.

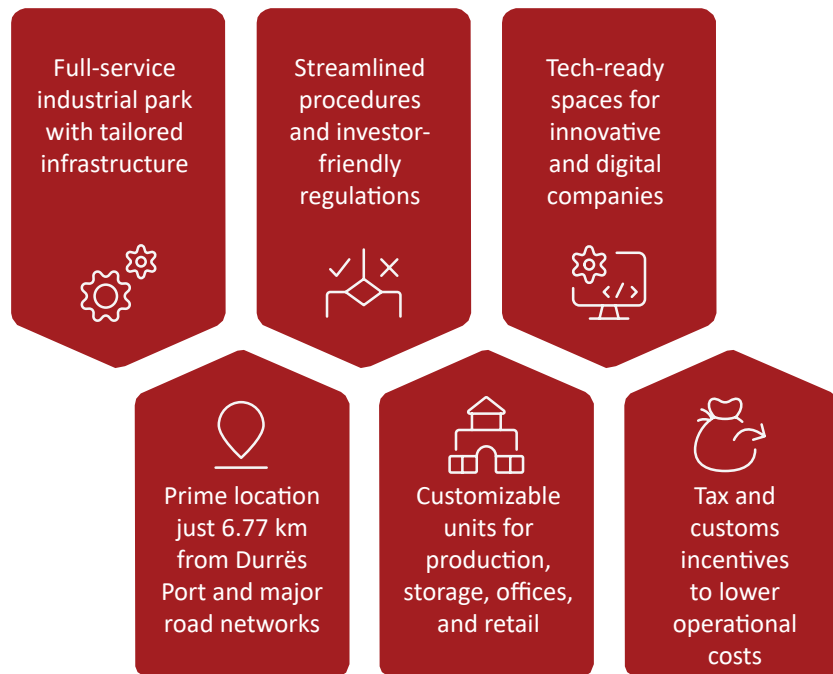
Whether you’re a manufacturer, logistics operator, tech innovator, or global trader, Vertigo offers a smart foundation for long-term growth. With the Durrës Port minutes away and access to Europe’s core markets, your operations can move faster, smoother, and smarter.

— *Vertigo Development Team*



1.2 Why Vertigo?

What We Offer



Our Mission

To become the most competitive and efficient business destination in Albania, where companies expand without friction, scale with confidence and operate with full support.



Our Vision

To establish Vertigo Free Zone as a regional powerhouse for industrial production, smart logistics and innovation, seamlessly connected to European and global markets.



Strategic Location

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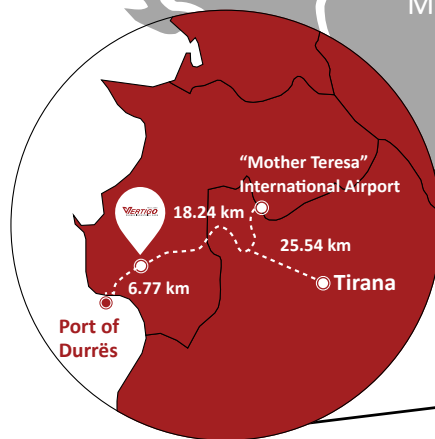
*"At the Crossroads of
Trade and Opportunity."*

02 Strategic Location

2.1 Regional Advantage

Vertigo Free Zone is located near the second most developed city in Albania, Durrës, just **18.24 km** from the **“Mother Teresa” International Airport**, **25.54 km** from the capital of Albania, **Tirana**, and **6.77 km** from the largest port in the Balkans, the **Port of Durrës**.

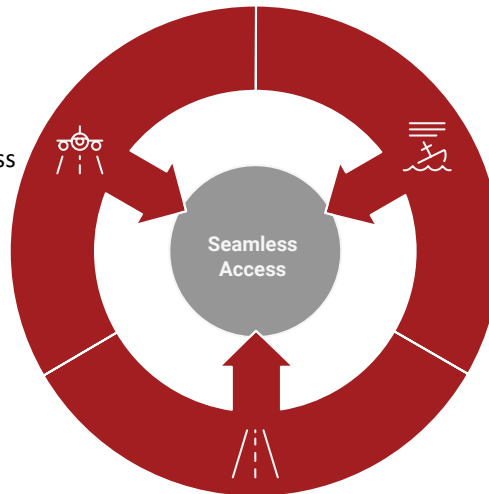
Situated along the **Tirana-Durrës highway** and part of **Corridor VIII**, Vertigo Free Zone offers direct road access to **North Macedonia**, **Kosovo**, **Greece** and the **EU market** through Italy and beyond.



2.2 Seamless Multimodal Access

Air:

Only 30 minutes from Tirana International Airport (TIA) for business travel, logistics support and air freight.



Sea:

Direct access to Durrës Port, with regular connections to the Adriatic and Mediterranean shipping routes.

Road:

Immediate access to the A2 highway, connecting Tirana, Durrës and other major logistics centers across Albania and the Balkans.

2.3 Your Gateway to Europe

From Vertigo, businesses gain efficient and fast access to over 500 million consumers in the European Union, with trade routes optimized for:

- Import/export activities
- E-commerce logistics
- Regional and international distribution





Masterplan & Zoning Overview

03

03 Masterplan & Zoning Overview

3.1 Masterplan at a Glance

Vertigo Free Zone spans a well-organized development surface optimized for industrial productivity, efficient circulation and long-term operational flexibility. **Each zone is thoughtfully planned to serve the specific requirements of modern businesses**, whether you're building a regional logistics hub, a production unit or a flexible commercial operation.



3.2 Zoning Categories

Industrial & Manufacturing

Designed for light-to-medium production, this zone offers custom-built units, high-performance workflows, and modular manufacturing lines.

Commercial & Showroom

Customer-facing plots ideal for product demos, B2B sales, and retail tied to industrial goods, positioned for visibility and access.



Logistics & Storage

Located at key transport exits, this zone is built for fast-flow logistics, featuring modern warehouses, freight handling units, and direct highway access.



Office & Administration

A hub for management, admin, and business services. Includes standalone or mixed-use offices, fully connected to digital infrastructure.



Innovation & Tech

Tailored for R&D, green tech, and automation startups. These hubs support digital infrastructure, scalable tech, and future-ready solutions.

3.3 Key Features of the Masterplan

- Internal road network with wide access roads for trucks
- Designated truck circulation routes
- Underground utilities and centralized infrastructure
- Plot flexibility based on company size and function
- Clear separation of industrial, commercial and innovation areas



Ideal Business Sectors

04

*“Tailored for Businesses
That Move Fast, Scale
Smart and Think
Global.”*

04 Ideal Business Sectors

4.1 Regional Advantage

Vertigo Free Zone **is built for companies seeking efficiency, flexibility and long-term strategic advantage** in Southeastern Europe. From scalable industrial units to tax-friendly logistics hubs, Vertigo supports the full spectrum of operations, from entry-level setups to regional headquarters.



4.2 Zoning Categories



Industrial & Specialized Manufacturing

- Heavy industry
- Furniture industry
- Automotive and spare parts industry
- Medical equipment and pharmaceuticals



Technology & Digital Infrastructure

- Data centers & cloud infrastructure
- IT outsourcing companies
- Software development & back offices
- R&D hubs
- High-tech device servicing/assembly



Light Manufacturing & Assembly

- Textiles & apparel
- Packaging & plastics
- Electronics & small machinery
- Household goods
- Printing & labeling



Retail & Commercial Enterprises

- Product showrooms
- B2B industrial suppliers
- Trade-based retail logistics
- Service-based operators (finance, business support)



Agro-Processing & Food Industry

- Processed foods & beverages
- Frozen or packaged goods
- Bulk storage for raw agricultural goods
- Packaging and labeling for export



Logistics & Distribution

- Freight forwarders & 3PL companies
- Cold storage and food logistics
- Fulfillment centers (including e-commerce)
- Import/export operators
- Regional distribution hubs

4.3 Why These Sectors?

These sectors benefit from Vertigo's:

- Fast port access for imports/exports
- Customizable units that scale with business needs
- Tax incentives & reduced bureaucracy
- Central access to Albania's largest economic artery
- Skilled regional labor pool for technical & service sectors



**Built for Business:
Infrastructure & Operational Ease**

05

05 Built for Business: Infrastructure & Operational Ease

5.1 Industrial-Grade Infrastructure

Vertigo Free Zone is built from the ground up for industrial performance. Every component, from road networks to underground utilities, is engineered to simplify operations and reduce setup time.

Key Infrastructure Elements:

Internal road network
for two-way truck
movement

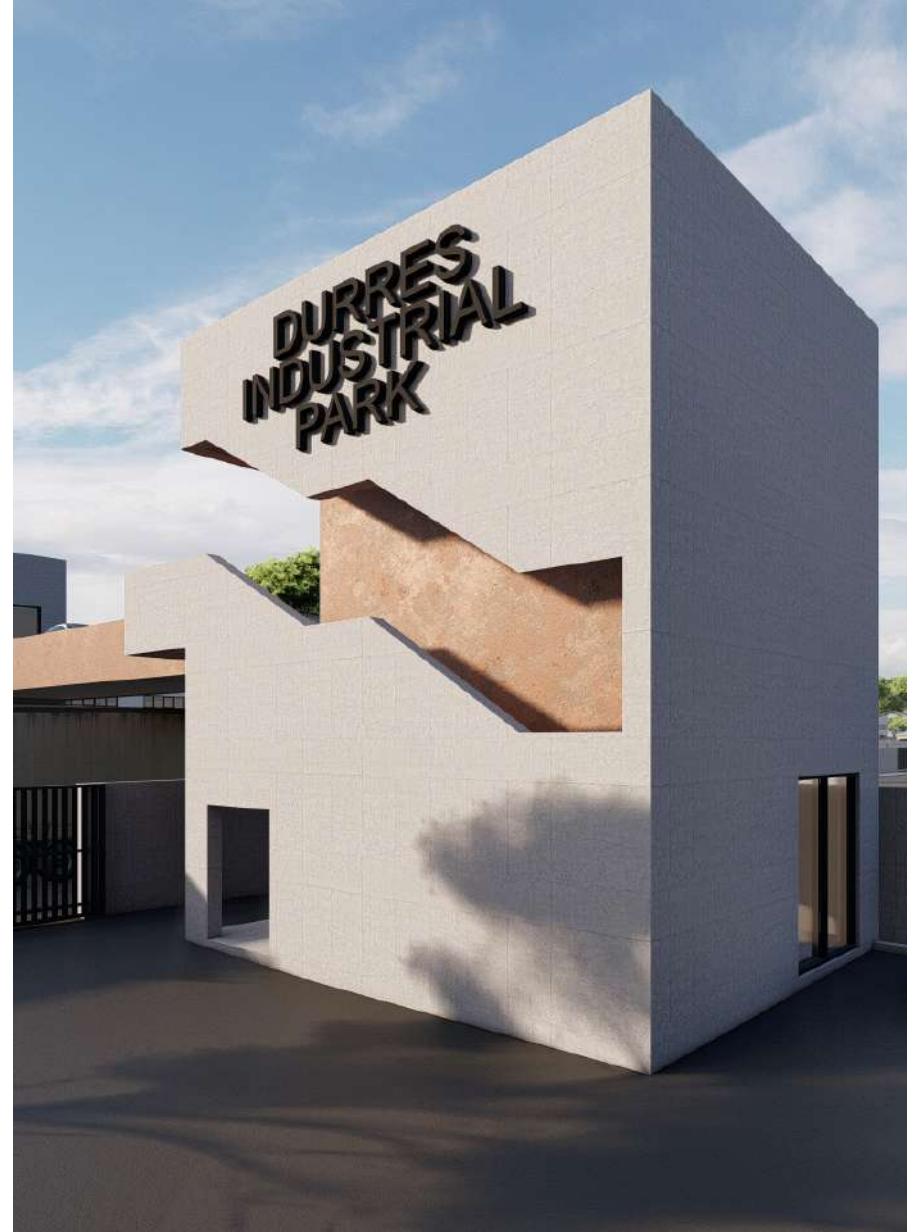


Dedicated power grid
with scalable capacity
per unit

Signage-ready layouts
and secure site fencing



Customizable plots with
flexible dimensions





5.2 Digital Readiness

Vertigo offers turnkey access to all core utilities and digital infrastructure, ready from day one.

Digital Infrastructure:

- Fiber-optic internet throughout the zone
- Office-ready units with IT support on demand
- Tech zones enabled for cloud infrastructure and connectivity



5.3 Smart Access & Circulation

Vertigo's internal layout ensures that both goods and people move smoothly:

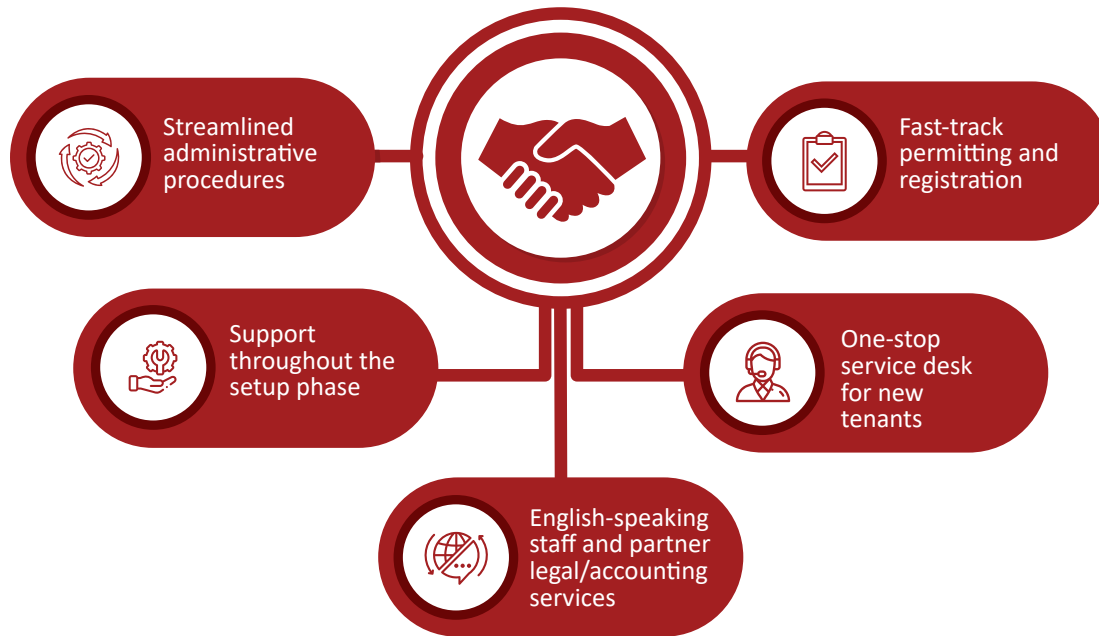
- Roundabout traffic flow for optimized logistics
- Separate entry points for trucks, employees and visitors
- Parking for trucks, delivery vehicles and staff



5.4 Easy Setup & Business Support

Getting started in Vertigo is fast, clear and investor-friendly.

The zone offers:





5.5 Technology-Friendly Infrastructure

Supporting Innovation

While Vertigo Free Zone is primarily designed for manufacturing, logistics and trade-based industries, it also provides a future-proof environment that welcomes technology-driven businesses looking for operational efficiency.

Thanks to robust digital infrastructure, flexible zoning and business-friendly regulations, companies in sectors like e-commerce logistics, IT services, or advanced manufacturing can operate seamlessly, without requiring a dedicated tech ecosystem.



Vertigo offers:

Fiber-optic internet & data-ready infrastructure across all zones



Customizable office and production spaces equipped for digital operations



Fast-track permitting and simplified licensing for faster go-to-market



Access to a skilled regional labor pool, including tech and support roles



With infrastructure in place and bureaucracy out of the way, Vertigo Free Zone helps your ideas move from concept to execution, without the usual operational drag.



Fiscal & Investment Incentives

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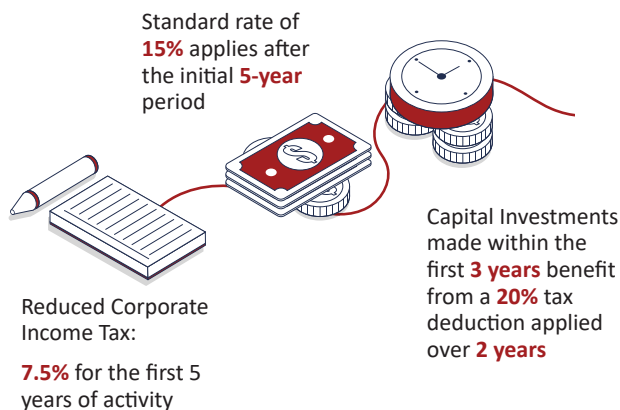
*“Designed to Reward
Your Growth.”*

00 Corporate Tax & Capital Investment Incentives

One of Vertigo Free Zone's strongest advantages is its investor-oriented fiscal system. Whether you're a foreign enterprise or a domestic company looking to scale, Vertigo offers a comprehensive package of tax benefits, cost reductions, and simplified procedures — designed to lower your operational burden and accelerate long-term growth.

6.1 Corporate Tax & Capital Investment Incentives

Vertigo makes reinvestment attractive by reducing key tax obligations during your early years of operation:



6.2 VAT & Customs Benefits

To support active trade and logistics, Vertigo applies a favorable VAT and customs regime:



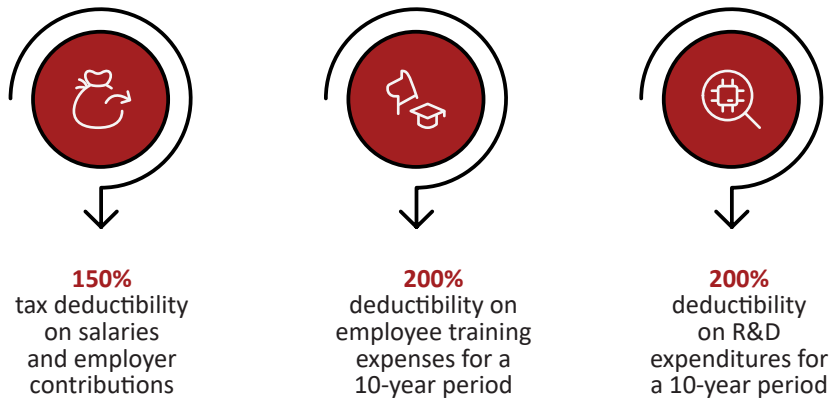
6.3 Property & Asset Tax Exemptions

Vertigo minimizes fixed costs through significant property-related tax benefits:



6.4 Labor & Innovation Incentives

To promote talent development and innovation, Vertigo rewards companies that invest in people and ideas:





6.5 Simplified Customs & Trade Facilitation

For companies operating in cross-border trade or supply chains, Vertigo offers:

- On-site customs offices and authorized agents
- Fast-track clearance procedures
- Opportunity to operate bonded warehouses within the zone



6.6 Investor Setup Support

Beyond financial benefits, Vertigo offers hands-on support to ensure a smooth entry into the zone:

- Company registration and licensing guidance
- Assistance with tax documentation and fiscal procedures
- Direct coordination with legal and accounting experts through our partner network
- Trilingual documentation and support (English, Albanian, Italian)



Get Started with Ease

07

*“From First Contact to
Full Operation.”*

07 Get Started with Ease

At Vertigo Free Zone, we believe that setting up your business shouldn't be slow or complicated. That's why we've built a streamlined onboarding process, with support available at every step, from land allocation to licenses and logistics.



Extras That Matter

08

*“Designed for People.
Ready for Daily
Operations.”*

08 Extras That Matter

While Vertigo Free Zone is optimized for industrial and commercial efficiency, it also offers thoughtful services and amenities that make everyday business smoother, for your team, your clients and your operations.

8.1 Staff & Executive Amenities

A productive team needs a functional, accessible environment. Vertigo includes dedicated support facilities that enhance the working experience:

- Cafés and quick-service restaurants
- Outdoor relaxation and green spaces
- Meeting areas and informal business zones
- ATM, banking counter and essential retail
- On-site parking for staff and visitors
- 24/7 security and access control



8.2 On-Site Accommodation

Vertigo also offers dedicated accommodation units for workers and supervisors, ideal for:

- Reducing commuting time and transportation costs
- Hosting temporary foreign staff or contractors
- Providing flexibility during shift-based operations

8.3 Services That Keep You Running

- Facility management support (maintenance, cleaning, utilities)
- On-call technical teams for infrastructure assistance
- Waste management and environmental compliance
- Daily logistics coordination (if needed)

More Than a Location

With the operational details handled and services within reach, your business can focus on production, trade and scale, rather than logistics, delays, or day-to-day obstacles.







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