

Industrial Site – Plot of Land No. 4

Chelyabinskaya Oblast, Karabash



Vacant industrial land , ha:	<u>0.5</u>
Vacant industrial property , sq. m:	<u>4,100.0</u>
Vacant office property , sq. m:	<u>360.0</u>

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[PHOTOS](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Plot of Land No. 4
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
3.	Type of ownership (private, public, public-private)	Private Free of any encumbrances. Inspection Certificate dd. 27.05.2013 issued by Karabash Division of Directorate of Rosreestr for Chelyabinskaya Oblast, Federal Service for State Registration, Cadastre and Cartography (Rosreestr).
4.	Location and web-site (e-mail)	Chelyabinskaya Oblast, Karabash, ul. 1 Maya, 29a Chelyabinsk.utrealty.ru/view/197/55
5.	Management company or similar (MC)	LLC Fortuna Plus
6.	MC Address (postal, electronic, web-site)	456300, Chelyabinskaya Oblast, Miass, prospekt Oktyabrya, 70-55
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-	Vitaliy V. Pankov, Managing Director, LLC Fortuna Plus;

	mail)	Sergey N. Glukhov 8-908-829-67-54
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects
10.	Industry specialization	Metallurgy and finished metal products; other manufacturing

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	50 km to Kyshtym (the Site is located within the Karabash limits)	—
2.	Distance to the regional centre	100 km to Chelyabinsk	—
3.	Distance to Moscow	1,960 km	—
4.	Distance to the nearest highway	60 km to M-5	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Hard surface motor road, 1 km, satisfactory	
6.	Any motor roads across the Site (yes/no)	Yes	
7.	Any connections to railways (yes/no)	No	No, not planned
8.	Any offloading rail terminal facilities (yes/no)	No	No, not planned
9.	Distance to the nearest international airport	80 km to Chelyabinsk airport	
10.	Distance to the nearest river port	400 km to Perm river port	—
11.	Distance to the nearest sea port	2,600 km to St. Petersburg sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	2.7	2.7
2.	Vacant plots of industrial land within the Site limits (ha)	0.5	0.5
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	Building No. 1 – 4,706 sq. m; building No. 2 – 775 sq. m; building No. 3 – 426 sq. m; storage facility – 107.8 sq. m, material storage facility – 777.6 sq. m. Total area of the premises – 6,792.4 sq. m	Building No. 1 – 4,706 sq. m; building No. 2 – 775 sq. m; building No. 3 – 426 sq. m; storage facility – 107.8 sq. m, material storage facility – 777.6 sq. m. Total area of the premises – 6,792.4 sq. m

4.	Vacant industrial property (sq. m)	4,100.0	4,100
5.	Maximum height of vacant premises (to the girder, m)	5	5
Office property			
6.	Total area of the office property (sq. m)	360	360
7.	Vacant area of the office property (sq. m)	360.0	360
Utilities			
8.	Electric mains (yes/no); available load (MW)	1 MW	1 MW
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	3.59	3.59
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	1.2	1.2
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	1.2	1.2
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	280000	280000
13.	Other utility networks (yes/no) (if yes, specify)	—	—
Workforce			
14.	Nearest settlements, distance	Kyshtym	Kyshtym
15.	Transport service between the Site and the settlements	Yes	Yes
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	11.4	11.0
17.	Approximate number of unoccupied able-bodied population (people, thousand)	0.3	as at 01.01.2015 – 0.2
18.	Average monthly pay of technical staff (RUB, thousand)	13.4	20.0
19.	Average monthly pay of managerial staff (RUB, thousand)	20.0	25.0
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes, 0.4 km	Yes, 0.4 km
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 2 km	Yes, 2 km
22.	Shops (yes/no, proximity)	Yes, 0.1 km	Yes, 0.1 km
23.	Housing for the Site staff (yes/no, proximity)	Yes, 0.4 km	Yes, 0.4 km
24.	Hotels for the Site staff (yes/no, proximity)	Yes, within the Site limits	Yes, within the Site limits
25.	Conference hall, business area (yes/no)	Yes	Yes
26.	Sport facilities (yes/no)	Yes, 3 km	Yes, 3 km
27.	Recreation areas at the Site (yes/no)	Park	Park

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Draft Resolution by the Chelyabinskaya Oblast Administration “On Procedure of Providing in 2013-2015 Subsidies (Grants) to Small Innovative Companies of Chelyabinskaya Oblast”	2013-2015

		Resolution by the Karabash Urban District Administration No. 468 dd. 18.12.2013 “On Approval of Municipal Program on SME Support and Development in single-industry Karabash Urban District of Chelyabinskaya Oblast for 2014-2015	2014 -2015
2	Subsidies on lease payments to acquire fixed assets	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015” Resolution by the Karabash Urban District Administration No. 468 dd. 18.12.2013 “On Approval of Municipal Program on SME Support and Development in single-industry Karabash Urban District of Chelyabinskaya Oblast for 2014-2015	2015 – 2017 2015 2014 -2015
3	Guarantees on fixed-asset loans to SMEs (surety bonds provided by the regional Guarantee Fund to SMEs and related to bank guarantees issued by commercial banks)	Resolution by the Chelyabinskaya Oblast Administration No. 56-P dd. 16.03.2009 “On Establishment of SME Crediting Fund in Chelyabinskaya Oblast” Decree by the Ministry of Economic Development of Chelyabinskaya Oblast No. 32 dd. 07.03.2012 “On Approval of the Revised Articles of Association of Chelyabinskaya Oblast SME Crediting Fund”	Since 2009 Since 2012
4	Other preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism. Subsidies to entrepreneurs to reimburse fees under surety contracts	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015 – 2017 2015
	Allocating sites with the supporting infrastructure to investors	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
6	Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)	Law of Chelyabinskaya Oblast No. 433-ZO dd. 24.11.2005 “On Amendments to the Law of Chelyabinskaya Oblast “On Promoting Innovative Activities in Chelyabinskaya Oblast”	Since 2005
Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”		Since 2011	
Resolution by the Chelyabinskaya Oblast Administration No. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Chelyabinskaya Oblast”		Since 2013	
Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”		2015 – 2017	
Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”		2015	
Preferences for agricultural producers			
Resolution by the Chelyabinskaya Oblast Administration No. 65-P dd. 26.02.2013 “On Procedure of Granting in 2013-2015 Subsidies to Partially Reimburse Interest Payments under the Loans from Russian Credit Institutions and Agricultural Credit Consumer Cooperatives, and on Considering Some Resolutions by the Chelyabinskaya Oblast Administration as Invalid”		2013-2015	
Resolution by the Chelyabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”		Since 2008	
Resolution by the Chelyabinskaya Oblast Administration No. 126-P dd. 29.04.2011 “On Procedure of Granting Subsidies on State Support for Livestock Breeding”		Since 2011	
Resolution by the Chelyabinskaya Oblast Administration No. 74-P dd. 20.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 75-P dd. 16.03.2011 “On Procedure of Granting Subsidies on Obtaining of Elite Seeds and Seeds of High Performance”	Since 2013		
Resolution by the Chelyabinskaya Oblast Administration No. 729-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies on the Creation and Development of Peasant/Farmer	2013-2015		

		Enterprises” Resolution by the Chelyabinskaya Oblast Administration No. 727-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies to Agricultural Consumer Cooperatives to Partially Reimburse Expenses Related to Milk Sale and Milk Collection and Delivery for Further Processing and Sale” Resolution by the Chelyabinskaya Oblast Administration No. 728-P dd. 28.12.2012 “On Procedure of Granting Subsidies in 2013-2015 to Partially Reimburse Peasant/Farmer Enterprises’ Expenses, Including Individual Entrepreneurs, Related to Registration of Property Rights to the Land Plots Used by Them and Pertaining to Agricultural Lands”	
7	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015 – 2017 2015
8	Profit tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast” Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On the Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011”	Since 2003 Since 2011 Since 2013
9	Property tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”; Law of Chelyabinskaya Oblast No. 189-ZO dd. 27.11.2003 “On Corporate Property Tax” Law of Chelyabinskaya Oblast No. 155-ZO dd. 23.06.2011 “On Amendments to the Law of Chelyabinskaya Oblast “On Corporate property Tax”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011”	Since 2003 Since 2011 Since 2013

10	<p>Other reliefs and preferences (specify)</p> <p>Subsidies to entrepreneurs on entrepreneurship projects:</p> <ul style="list-style-type: none"> - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism. <p>Subsidies to entrepreneurs to reimburse fees under surety contracts.</p>	<p>Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”</p>	<p>2015 – 2017</p> <p>2015</p>
	<p>Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast</p>	<p>Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”</p>	<p>Since 2003</p>
		<p>Resolution by the Cheliabinskaya Oblast Administration No. 211-P dd. 11.10.2006 “On Defining the Indices of Utilization Type and Social Significance for the Land Plots Publicly Owned by Cheliabinskaya Oblast”</p>	<p>Since 2006</p>
	<p>Providing investors with guarantees by Cheliabinskaya Oblast</p>	<p>Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”</p>	<p>Since 2003</p>
		<p>Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2008 “On Issuing State Guarantees of Cheliabinskaya Oblast”</p>	<p>Since 2008</p>
		<p>Law of Cheliabinskaya Oblast No. 71-ZO dd. 18.12.2014 “On Regional Budget for 2015 and the 2016-2017 Planning Period” (Annexes 8 and 9)</p>	<p>2015-2017</p>
		<p>Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010 “On the List of Documents Required for Extending a Regional State Guarantee”; Resolution by the Cheliabinskaya Oblast Administration No. 289-P dd. 10.12.2010 “On the List of Documents Required for Extending a Regional State Bond Issue Guarantee”</p>	<p>Since 2010.</p>
		<p>Resolution by the Cheliabinskaya Oblast Administration No. 177-P dd. 15.06.2011 “On Tender Procedures to Select Investment Projects of Investors Eligible for State Guarantees of Chelyabinskaya Oblast, and on Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010”</p>	<p>Since 2011</p>

* SME financial support is subject to:

- State registration and **priority business lines in Chelyabinskaya Oblast;**
- Absence of overdue debts related to budgetary funds provided on a repayable basis and tax payments to the budgets of all levels and to public extra-budgetary funds;
- Permanent jobs as at the date of subsidy application, job preservation in the current fiscal year and/or creation of new permanent jobs;
- Increased/preserved tax deductions to the budgets of all levels in the current fiscal year;
- Average monthly pay of SME employees no lower than subsistence level defined for able-bodied population of Chelyabinskaya Oblast.

Subsidies cannot exceed the projected annual tax deductions to the budgets of all levels and to public extra-budgetary funds.

SME support priorities include:

- 1) Manufacturing industries (except for excise goods);
- 2) Handicrafts;
- 3) Innovative activities;
- 4) Agriculture, fishery, fish farming;
- 5) Healthcare (medical treatment institutions, medical practice, veterinary medicine, other healthcare activities), education and social services;
- 6) Domestic, inbound tourism

Photos

Building No. 1 - Administration building and workshop



Building No. 1 - Workshop





Building No. 1 - Administration building



Building No. 2 - 1st floor – workshop; 2nd floor – storeroom



Building No. 3 – production premises (construction in progress)



Boiler house



Storage facility

