

**Industrial Site**

**Factory building (Manufactura Balina LLC)**

Ivanovskaya Oblast, Yuzha



Vacant **industrial property**, sq.m.:

**20000.0**

Vacant **office property**, sq. m:

**2000.0**

**SITE BRIEF:**

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**General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Name	Factory building (Manufactura Balina LLC)
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
4.	Location and web-site (e-mail)	155630, Ivanovskaya Oblast, Yuzhsky municipal district, Yuzha, ul. Sovetskaya, 42
5.	Management company or similar (MC)	Manufactura Balina LLC
6.	MC Address (postal, electronic, web-site)	155630, Ivanovskaya Oblast, Yuzhsky municipal district, Yuzha, ul. Sovetskaya, 42
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sos A. Martirosyan Factory owner Tel. 8-906-619-99-99 Elena P. Khromova Head of Administration, Yuzhskoe urban locality, Yuzhsky municipal district

		Tel. 8 (49347) 224-51
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Industry specialization	Textile and clothing; leather and footwear; wood processing and woodwork; pulp and paper; publishing and printing; rubber and plastic products; other non-metallic mineral products; other manufacturing

**Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	Within Yuzha city boundaries	
2.	Distance to the regional centre	90 km to Ivanovo	
3.	Distance to Moscow	400 km	
4.	Distance to the nearest highway	Yuzha-Ivanovo, 1.5 km	
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 2 km, asphalt coating	
6.	Any motor roads across the Site (yes/no)	Yes	
7.	Any connections to railways (yes/no)	No	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	450 km to Moscow	
10.	Distance to the nearest river port	145 km to Kineshma, Ivanovskaya Oblast	
11.	Distance to the nearest sea port	1027 km to Saint Petersburg	

**Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Plots of land</i></b>			
1.	Total area of the Site (ha)	7.9	
2.	Vacant plots of industrial land within the Site limits (ha)	The land plot is demarcated in accordance with building dimension	
<b><i>Industrial property</i></b>			
3.	Existing production and storage premises (sq. m)	25850.0	
4.	Vacant industrial property (sq. m)	<b><u>20000.0</u></b>	
5.	Maximum height of vacant premises (to the girder, m)	4.5	
<b><i>Office property</i></b>			
6.	Total area of the office property (sq. m)	2000.0	
7.	Vacant area of the office property (sq. m)	<b><u>2000.0</u></b>	
<b><i>Utilities</i></b>			
8.	Electric mains (yes/no); available load (MW)	Yes, 5 MW	
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes, 25.8 Gcal/h	
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes, 195.5 cu. m/h	

11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes, 176 cu. m/h	
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	On-site gas distribution substation	
13.	Other utility networks (yes/no) (if yes, specify)	No	
<b>Workforce</b>			
14.	Nearest settlements, distance	Shuya – 60 km, Ivanovo – 90 km	
15.	Transport service between the Site and the settlements	Yes	
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	12.0	
17.	Approximate number of unoccupied able-bodied population (people, thousand)	1.0	
18.	Average monthly pay of technical staff (RUB, thousand)	12.9	
19.	Average monthly pay of managerial staff (RUB, thousand)	20.0	
<b>Social infrastructure in 30-minute proximity to the Site</b>			
20.	Canteens or cafes at the Site (yes/no)	No	
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 300 m	
22.	Shops (yes/no, proximity)	Yes, 100 m	
23.	Housing for the Site staff (yes/no, proximity)	No	
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 200 m	
25.	Conference hall, business area (yes/no)	Yes	
26.	Sport facilities (yes/no)	No	
27.	Recreation areas at the Site (yes/no)	No	

**Preferences to Residents**

***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Other preferences (specify): - Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with the form of state support that envisage granting of tax exemptions; - Interest payment relief on loans	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast  Regulation by the Government of Ivanovskaya Oblast dd. 13.04.2007 No. 90-p “On Approving Procedure of Partial Reimbursement out of the Regional Budget of Interest Payments on Loans Raised by an Enterprise/Organization of Ivanovskaya Oblast for Investment Purposes from Russian Credit Institutions”	2003- <i>indefinite term</i>  2007- <i>indefinite term</i>

***No preferences in terms of operating costs***