

Promstroiservis Industrial Site (Brownfield)
Republic of Karelia, Kondopoga



Vacant industrial **land**, ha: 13.77
Vacant **industrial property**, sq. m: 25,000.00
Vacant **office property**, sq. m: 1,000.00

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	OOO Promstroiservis
2.	Type (industrial site, industrial park,)	Industrial site with infrastructure (gas, power, railways, engineering objects)
3.	Type of ownership (private, public, public-private) (specify shares of ownership and owners)	100% private
4.	Location and web-site	186225, Republic of Karelia, Kondopoga, ul. Zavodskaya' 2A website in under construction
5.	Management company or similar (MC)	OOO Promstroiservis
6.	MC Address (postal, electronic, website)	197198, Saint-Petersburg, ul. Yablochkova' 12., office №402 website is under construction

7.	MC contact responsible for relations with potential residents	Vychuzhanin Andrei, OOO Promstroiservis, Director General, +7 911-920-8175 rkss@mail.ru
8.	Site Development Concept (website, if any) (yes/no)	no
9.	Site business lines (major projects, SME projects, mixed-type projects)	"Center of Basalt Technologies" project or another plant. Former plant (basalt castings, production of powdering material) complied with industrial safety class IV with a sanitary protection zone of 100 – 150 meters. Now the distance to the nearest residential houses is 250-300 meters.
10.	Industry specialization	Production of other non-metal mineral products: metallurgical production, production of finished metal products; production and distribution of power, gas and water.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Within the boundaries of Kondopoga	—
2.	Distance to the regional center (km)	Petrozavodsk, 50 km	—
3.	Distance to Moscow (km)	1000 km	—
4.	The nearest highway, name and distance (km)	M18-Kola (St-Petersburg – Murmansk), 2 km	—
5.	Any road connecting the Site with the nearest highway, distance (km) and road condition	0 km	
6.	Any motor roads across the Site (yes/no)	Yes	Needs reconstruction
7.	Any connections to railways (yes/no)	Yes, 6 spur lines on the territory of the site: access to public railway track	Needs reconstruction
8.	Any offloading rail terminal facilities (yes/no)	Yes	Needs reconstruction
9.	Distance to the nearest international airport (km)	"Petrozavodsk" Airport, 60 km	
10.	Distance to the nearest river port (km)	Kondopoga, 1,5 km	
11.	Distance to the nearest sea port (km)	Belokamsk Port, 360 km	The project is included in a "Sea Transport" subprogram of the "Russian Transport System Development in 2010-2015" Federal Special Purpose Program

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	13,77	13,77
2.	Vacant plots of industrial land (ha)	<u>13,77</u>	—

Industrial property			
3.	Existing production and storage premises (sq. m)	<u>25 000</u>	Need reconstruction or a new construction
4.	Vacant industrial property (sq. m)	<u>25 000</u>	Need reconstruction or a new construction
5.	Maximum height of vacant premises (to the girder, m)	18 m	Need reconstruction or a new construction
Office property			
6.	Total area of the office property (sq. m)	1 000	Need reconstruction or a new construction
7.	Vacant area of the office property (sq. m)	1 000,0	Need reconstruction or a new construction
Engineering infrastructure			
8.	Electric mains (yes/no); available load (MW)	Yes, 3 own input leads into Kondopog HPP-1, 5,3 MW	If all technical requirements are met, increase up to 10-15 MW is possible.
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	No	1. Construction of own heat generation unit; 2. Secondary use of heat received from own plant; 3. Connection to the town heat supply system
10.	Water supply networks (yes/no); maximum switched load (cu. m/h)	Yes, own water intake.	Need reconstruction or replacement. Connection to the town water supply system is possible
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities contracted capacity (cu. m/h)	Yes	Need reconstruction or replacement
12.	Gas supply systems (yes/no); contracted capacity (cu. m p.a.)	Yes. The Site has a 700 mm pipeline on its territory; it is equipped with 2 gas transfer terminal	Gas limits are not set
13.	Other utility networks (specify)	—	—
Workforce			
14.	Nearest settlements, name and distance (km)	Kondopoga (0 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)	1 thousand people	Target training for graduates on contractual basis in educational institutions of Kondopoga is possible
17.	Approximate number of unoccupied able-bodied population (people, thousand)	3,5% of able-bodied population	
18.	Average monthly pay of technical staff (RUB, thousand)	20	
19.	Average monthly pay of managerial staff (RUB, thousand)	25	

<i>Social infrastructure in 30-minute proximity to the Site</i>			
20.	Canteens or cafes at the Site (yes/no)	No	Yes
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 500 m	
22.	Shops (yes/no, proximity to the nearest one)	Yes, 200 m	
23.	Housing for the Site staff (yes/no, proximity)	No	Yes. 0 km
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 400 m	
25.	Conference hall, business area (yes/no)	No	Yes
26.	Sport facilities (yes/no)	No	Yes
27.	Recreation areas at the Site (yes/no)	Yes	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Grants for SME projects	Resolution by the Government of the Republic of Karelia No. 29-P dd. 21.02.2009 "On Approval of the Regional Program to Develop SMEs in the Republic of Karelia up to 2014"	2009-2014
2.	Guarantees on fixed-asset loans to SMEs	Resolution by the Government of the Republic of Karelia No. 29-P dd. 21.02.2009 "On Approval of the Regional Program to Develop SMEs in the Republic of Karelia up to 2014"	2009-2014
3.	Property support		
3.1	Offices on a preferential basis	Resolution by the Government of the Republic of Karelia No. 29-P dd. 21.02.2009 "On Approval of the Regional Program to Develop SMEs in the Republic of Karelia up to 2014"	2009-2014
4	Information and consultations	Resolution by the Government of the Republic of Karelia No. 29-P dd. 21.02.2009 "On Approval of the Regional Program to Develop SMEs in the Republic of Karelia up to 2014"	2009-2014
5	Support for SMEs engaged in foreign economic activity	No. 29-P dd. 21.02.2009	2009-2014
5.1	Partial subsidizing of interest rates on loans	No. 29-P dd. 21.02.2009	2009-2014
5.2	Subsidies on certification costs	No. 29-P dd. 21.02.2009	2009-2014
5.3	Subsidies on exhibitions	No. 29-P dd. 21.02.2009	2009-2014
6	Support of innovations	No. 29-P dd. 21.02.2009	2009-2014
6.1	Subsidies	No. 29-P dd. 21.02.2009	2009-2014

In terms of operating costs

	Preferences	Number and date of statutory document and approving authority	Statutory document validity
7.	Subsidies on export support (subsidies to partly reimburse expenses on exhibitions, subsidies on loans interest rate)	Regional Program " SMEs Development in the Republic of Karelia up to 2014" approved by the Resolution of the Government of the Republic of Karelia No 29-P dd. 21.02.2009	Up to 2014
8.	Subsidizing of interest rates on loans for the Site residents	Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic	2013 – indefinite term

		of Karelia" Resolution of the Government of the Republic of Karelia No. 24-P dd. 05.02.2008 "On Subsidies for Legal Bodies (excluding subsidies to state (municipal) organizations), sole proprietors and individuals producing goods, services and works, from the budget of the Republic of Karelia".	
9	Income tax relief	Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia" Law of the Republic of Karelia No. 384-ZRK dd. 30.12.1999 "On Taxes (Tax Rates) on the Territory of the Republic".	2013 - indefinite term
10	Property tax relief	Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia" Law of the Republic of Karelia No. 384-ZRK dd. 30.12.1999 "On Taxes (Tax Rates) on the Territory of the Republic".	2013 - indefinite term
11	Other taxation preferences: Investment tax credit for corporate income tax at the rates, set for crediting this tax in the budget of the Republic of Karelia, and for regional taxes in accordance with budget legislation of the Russian Federation and the Republic of Karelia.	"Tax Code of the Russian Federation (p.1)" dd 31.07.1998 N 146-FZ (as amended on 03.12.2012)". Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia". Law of the Republic of Karelia No. 384-ZRK dd. 30.12.1999 "On Taxes (Tax Rates) on the Territory of the Republic".	2013 - indefinite term
12	Other reliefs and preferences: State warranties of the Republic of Karelia, provided on competitive basis for investment projects in accordance with budget legislation of the Russian Federation and the Republic of Karelia.	Law of the Republic of Karelia No. 1660-ZRK dd. 18.12.2012 "On the Budget of the Republic of Karelia for 2013 and for the planning period of 2014 and 2015". Law of the Republic of Karelia No. 1354-ZRK dd. 31.12.2009 (as amended on 03.12.2012) "On Budget Process in the Republic of Karelia". Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia". Resolution of the Government of the Republic of Karelia N 70-P dd. 06.04.2009 (as amended on 21.09.2009) "On Approval of Competitive Selection Procedures for Investors to Obtain the Right to Receive State Warranties of the Republic of Karelia". Resolution of the Government of the Republic of Karelia N 42-P dd.	2013 - termless

		29.02.2008 (as amended on 05.06.2012) "On Approval of the List of Documents to be Provided by a Principal for the Purposes of Receiving a State Warranty of the Republic of Karelia".	
13	Legislated preferential conditions for investors for the use of land and other real estate	Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia".	2013 – indefinite term
14	Subsidies from the budget of the Republic of Karelia to partly reimburse expenses on cadastral works	Law of the Republic of Karelia No. 1687-ZRK dd. 05.03.2013 "On State Support for Investment Activity in the Republic of Karelia".	2013 - indefinite term

Preferences include SMEs and investors implementing their projects on the territory of the Republic of Karelia.

Photo





