

Plot of Land No. 2 (greenfield)

Kemerovskaya Oblast, Yurga

*Photos will be provided upon snowmelt*Vacant industrial **land**, ha:**6.0****SITE BRIEF:****General Information; Location; Contacts****Transport accessibility****Infrastructure****Preferences****General Information; Location; Contacts**

	Site characteristics	Description
1.	Cadastral number	None. Cadastral registration will be made upon receipt of an application on possession of the land plot as a tenant.
2.	Location	Northern suburbs of Yurga
3.	Location description	Northern suburbs of Yurga, a special territory is in close proximity
4.	Land use category	Location of enterprises (5 class)
5.	Site in brief	Relief with a grade to the north, abandoned construction site of a plant to produce reinforced concrete structures for house building (house footing, piling field)
6.	Type of ownership (private, public, public-private)	Public, no encumbrances
7.	Management company or similar (MC)	Municipal budget entity "Sinergia Management Company"
8.	MC Address (postal, electronic, web-site)	652050, Russia, Kemerovskaya Oblast, Yurga, ul. Komsomolskaya, 13 e-mail: mausiner@mail.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Sergei E. Voronin Director tel: 8 38451 47433 e-mail: mausiner@mail.ru
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Food products; textile and clothing; wood processing and woodwork; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within Yurga city boundaries	-

	Characteristics	Current status	Projections
2.	Distance to the regional centre	109 km to Kemerovo	-
3.	Distance to Moscow	3400 km	-
4.	Distance to the nearest highway	M53 federal highway – 20 km	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Yes, satisfactory, 20 km	
6.	Any connections to railways (yes/no)	Yes	
7.	Any offloading rail terminal facilities (yes/no)	No	
8.	Distance to the nearest international airport	190 km to Tolmachevo (Novosibirsk)	
9.	Distance to the nearest river port	110 km to Tomsk	
10	Distance to the nearest sea port	3600 km to Saint Petersburg	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	6	
2.	Vacant plots of industrial land (ha)	6.0	
<i>Utilities</i>			
3.	Availability of utilities (yes/no/comments). Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system - water supply network - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)	Grids of OSP YuFZ Kuznetskie Ferrosplavy OJSC- 1 km Boiler house of OSP YuFZ, Kuznetskie Ferrosplavy OJSC- 1 km Automated gas distribution station – 5 km Industrial water pipeline along the site boundaries Local sewerage system	
<i>Workforce</i>			
4.	Transport service between the Site and the settlements	Yes, 5 km	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	1500 people	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	951 people	
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 10 km	
8.	Shops (yes/no, proximity)	Yes, 5 km	
9.	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 10 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on technological connection to electrical grids	Competitive bidding Law of Kemerovskaya Oblast dd. 27.12.2007 No. 187-OZ "On SME Development in Kemerovskaya Oblast"	
2	Subsidies on SME projects	Competitive bidding	Upon invitation to tender
3	Subsidies on lease payments to acquire fixed assets	Competitive bidding	Upon invitation to tender

No preferences in terms of operating costs