

Kuznetskaya Sloboda Industrial Park (Brownfield)

Lipetskaya Oblast, Lebedyan



Vacant industrial <u>land</u> , ha:	<u>11.0</u>
Vacant <u>industrial property</u> , sq. m:	<u>20,000.0</u>
Vacant <u>office property</u> , sq. m:	<u>5,300.0</u>

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Kuznetskaya Sloboda Industrial Park
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3.	Type of ownership (private, public, public-private)	Private
4.	Location and web-site (e-mail)	399610, Lipetskaya Oblast, Lebedyan, ul. Shakhrya, 87 www.kuzsloboda.ru
5.	Management company or similar (MC)	AIR-Techno Management Company LLC.
6.	MC Address (postal, electronic, web-site)	399610, Lipetskaya Oblast, Lebedyan, ul. Shakhrya, 87 www.kuzsloboda.ru

		email.kuzsloboda@mail.ru
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Dmitry G. Sheverov Deputy Director General 8(47466)52391 8(47466)31377 email.kuzsloboda@mail.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Yes
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Production of machinery and equipment, vehicles and equipment; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the Lebedyan single-industry town boundaries	—
2.	Distance to the regional centre	61 km to Lipetsk	—
3.	Distance to Moscow	370 km	—
4.	Distance to the nearest highway	Lebedyan motor road, 10 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Asphalt road, mainly 2-lane, 10 km	—
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	50 km to Lipetsk Airport	—
10.	Distance to the nearest river port	370 km to Yuzhnyi Port, Moscow	—
11.	Distance to the nearest sea port	1100 km to Novorossiisk Commercial Seaport	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	16	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>11.0</u>	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	20000	—
4.	Vacant industrial property (sq. m)	<u>20,000.0</u>	—
5.	Maximum height of vacant premises (to the girder, m)	11	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	5500	—

7.	Vacant area of the office property (sq. m)	<u>5,300.0</u>	—
<i>Utilities</i>			
8.	Electric mains (yes/no); Available load (MW)	Yes 8.793	—
9.	Heat supply system (yes/no); Contracted capacity (Gcal/h)	Yes 8.2	—
10.	Water supply network (yes/no); Maximum switched load (cu. m/h)	Yes 41	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); Facilities capacity (cu. m/h)	Yes 840	—
12.	Gas supply system (yes/no); Contracted capacity (cu. m p.a.)	Yes 25488	—
13.	Other utility networks (yes/no) (if yes, specify)	No	—
<i>Workforce</i>			
14.	Nearest settlements, distance	Lipetsk – 61 km; Dankov – 34 km	—
15.	Transport service between the Site and the settlements	Asphalt road, mainly 2-lane	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	9	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	In Lebedyan – 0.4	—
18.	Average monthly pay of technical staff (RUB, thousand)	20	—
19.	Average monthly pay of managerial staff (RUB, thousand)	27	—
<i>Social infrastructure in 30-minute proximity to the Site</i>			
20.	Canteens or cafes at the Site (yes/no)	Yes, a canteen, a hotel, a conference hall	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 500 m; a medical room on the Park's territory	—
22.	Shops (yes/no, proximity)	Yes, 400 m	—
23.	Housing for the Site staff (yes/no, proximity)	Yes, 200 m	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 1 km	—
25.	Conference hall, business area	Yes, 1 km	—
26.	Sport facilities (yes/no)	Yes, 1 km	—
27.	Recreation areas at the Site (yes/no)	Yes	—

Preferences to Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
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1	Subsidies on expenses related to technological connection to the power supply system	Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012	2013-2020
2	Grants for SME projects	Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012	2013-2020
3	Subsidies on lease payments to acquire fixed assets	<ol style="list-style-type: none"> 1. Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012 2. Regional targeted programme <i>Industrial Modernisation and Development of the Lipetskaya Oblast in 2013-2020</i> (Lipetskaya Oblast Administration's Resolution N 521 dd. 19.12.2012) 	2013 -2020 2013-2020
4	Guarantees on fixed-asset loans to SMEs	Lipetskaya Oblast Law N 253-OZ dd. 18 March 2009 <i>On Lipetskaya Oblast State Guarantees on Loans Raised by Businesses of Regional Significance during the Crisis</i>	2009 – indefinite term
5	Subsidies on staff development	1. Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012	2013-2020
6	Other preferences (specify in detail)	<ol style="list-style-type: none"> 1. Partial subsidizing of expenses incurred in adjusting (updating) the utilities to the project requirements. Regional targeted programme <i>Industrial Modernisation and Development of the Lipetskaya Oblast in 2013-2020</i> (Lipetskaya Oblast Administration's Resolution N 521 dd. 19.12.2012) 2. Subsidies to partially compensate innovative businesses for expenses incurred in registration of patents, licenses, trademarks and other intellectual property. Regional targeted comprehensive programme <i>Promotion of Innovations in Lipetskaya Oblast in 2011-2015</i> (Lipetskaya Oblast Administration's Resolution N 43 dd. 17.02.2011) 	2013-2020 2011-2015

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
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7	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	<p>1. Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012</p> <p>2. Subsidies on expenses incurred in participation in innovative exhibitions and contests held in RF and abroad. Regional targeted comprehensive programme <i>Promotion of Innovations in Lipetskaya Oblast in 2011-2015</i> (Lipetskaya Oblast Administration's Resolution N 43 dd. 17.02.2011)</p>	2013-2020 2011-2015
8	Interest rate subsidies on loans to the Site residents	<p>1. Regional targeted programme <i>SME Development in Lipetskaya Oblast in 2013-2020</i> approved by the Lipetskaya Oblast Administration's Resolution N 345 dd. 23 August 2012</p> <p>2. Regional targeted programme <i>Industrial Modernisation and Development of the Lipetskaya Oblast in 2013-2020</i> (Lipetskaya Oblast Administration's Resolution N 521 dd. 19.12.2012)</p>	2013-2020 2013-2020
9	Profit tax relief	Lipetskaya Oblast Law N 151-OZ dd. 29.05.2008 <i>On Reduced Rate Applicable to Company Profit Tax Payable to Regional Budget</i> as adopted by the Lipetskaya Oblast Deputy Council	2009- indefinite term
10	Corporate property tax relief	Lipetskaya Oblast Law N 80-OZ dd. 27.11.2003 <i>On Corporate Property Tax in Lipetskaya Oblast</i> approved by the Lipetskaya Oblast Deputy Council	2004- indefinite term

11	Other tax relief (specify in detail)	5-year transport tax exemption starting from the vehicle registration date (Lipetskaya Oblast Law N 20-OZ dd. 25.11.2002 <i>On Transport Tax in Lipetskaya Oblast</i> adopted by the Lipetskaya Oblast Deputy Council.	2003–indefinite term
12	Other benefits and preferences (specify in detail)	<p>1. Pledge of assets held by the Lipetsk Regional Pledge Fund (Lipetskaya Oblast Law N 127-OZ dd. 29.09.2004 <i>On the Lipetskaya Oblast Pledge Fund</i> adopted by the Lipetskaya Oblast Deputy Council.</p> <p>2. Subsidies on expenses incurred in devising, introduction and certification of product quality management systems in compliance with international standards. Regional targeted programme <i>Industrial Modernisation and Development of the Lipetskaya Oblast in 2013-2020</i> (Lipetskaya Oblast Administration's Resolution N 521 dd. 19.12.2012)</p>	<p>2004–indefinite term</p> <p>2013-2020</p>

PHOTOS

