

OJSC Zapoliarny Bakery Plant
Paste and Pastry Shop (Brownfield)

Murmanskaya Oblast, Pechengsky Region, Zapoliarny



Vacant industrial **land**, ha: **0.15**
 Vacant **industrial property**, sq. m: **1,100.0**
 Vacant **office property**, sq. m: **30.0**

Interior finishing, floor and ceiling renovation and partial electrical works (lamp installation) required.

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	OJSC Zapoliarny Bakery Plant, Paste and Pastry Shop
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 and other third party rights)
4.	Location and web-site (e-mail)	Murmanskaya Oblast, Pechengsky Region, Zapoliarny, Zxz2000@yandex.ru
5.	Management company or similar (MC)	OJSC Zapoliarny Bakery Plant 184430, Murmanskaya Oblast, Pechengsky Region, Zapoliarny, ul. Lenina, 39
6.	MC Address (postal, electronic, web-site)	184430, Murmanskaya Oblast, Pechengsky Region, Zapoliarny, ul. Lenina, 39
7.	MC contact responsible for relations with	Alexandr D. Vostrikov,

	potential residents (full name, title, phone number and e-mail)	8/81554/6-47-73, Zxz2000@yandex.ru
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
10.	Industry specialization	Food production

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	90 km to Zaozersk	—
2.	Distance to the regional centre	162 km to Murmansk	—
3.	Distance to Moscow	2073 km	—
4.	Distance to the nearest highway	Crossing with M-18 federal highway – 1.5 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 2.0 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	174 km to Murmashi	—
10.	Distance to the nearest river port	-	—
11.	Distance to the nearest sea port	162 km to Murmansk	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	1.25	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>0.15</u>	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	300	—
4.	Vacant industrial property (sq. m)	<u>1,100.0</u>	—
5.	Maximum height of vacant premises (to the girder, m)	6.5	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	100	—
7.	Vacant area of the office property (sq. m)	<u>30.0</u>	—
<i>Utilities</i>			
8.	Electric mains (yes/no); available load (MW)	Yes 0.37	—
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes 52.89	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 80	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes 80	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	No	—

13.	Other utility networks (yes/no) (if yes, specify)	No	—
Workforce			
14.	Nearest settlements, distance	0.5 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)	7.2	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	0.2	—
18.	Average monthly pay of technical staff (RUB, thousand)	23.0	—
19.	Average monthly pay of managerial staff (RUB, thousand)	27.0	—
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 0.2 km	—
22.	Shops (yes/no, proximity)	Yes, 0.5 km	—
23.	Housing for the Site staff (yes/no, proximity)	Yes, 0.5 km	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 0.5 km	—
25.	Conference hall, business area (yes/no)	Yes	—
26.	Sport facilities (yes/no)	Yes	—
27.	Recreation areas at the Site (yes/no)	No	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	No. 392-PP dated 31.07.2012 Administration of Murmanskaya Oblast	2014
2	Subsidies on lease payments to acquire fixed assets	No. 16-PP dd. 24.01.2012 Administration of Murmanskaya Oblast	2012- indefinite term

No preferences in terms of operating costs.

Photos of Facilities



