

Vizhaikha Industrial Park (Brownfield)

Permski Krai, Krasnovishersk



Vacant industrial **land**, ha: **80.0**
 Vacant **industrial property**, sq. m: **41,507.3**
 Vacant **office property**, sq. m: **2,216.3**

Major repair of particular workshops required.

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Vizhaikha 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)	618590, Permski Krai, Krasnovishersk, ul. Gagarina, 27
5.	Management company or similar (MC)	LLC Energia MZ
6.	MC Address (postal, electronic, web-site)	618590, Permski Krai, Krasnovishersk, ul. Gagarina, 27 mcp@karpovchem.ru
7.	MC contact responsible for relations with	CJSC Kalita

	potential residents (full name, title, phone number and e-mail)	Yuri N. Golubchenko, tel. 8-951-93-11-563 e-mail: energy_mz@mail.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Business plan of Vizhaikha Industrial Park (not posted on the Internet)
9.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects
10.	Industry specialization	Wood processing and woodwork; generation and distribution of power, gas and water; metalworking production, CHP (heat production)

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Krasnovishersk – 0 km, Solikamsk – 100 km	—
2.	Distance to the regional centre	Perm – 320 km	—
3.	Distance to Moscow	1800 km	—
4.	Distance to the nearest highway	Krasnovishersk- Solikamsk – 0.05 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition	Yes, 0.05 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	Bolshoe Savino Airport, Perm – 350 km	—
10.	Distance to the nearest river port	Silikamsk river port – 110 km	—
11.	Distance to the nearest sea port	Astrakhan sea port – 2148 km, Narian-Mar sea port – 2320 km	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	82	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>80.0</u>	—
<i>Industrial property</i>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	<u>41,507.3</u>	Workshop deterioration 20%-70%, major repair required
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	Construction of facilities (buildings, workshops) is not planned	—
<i>Office property</i>			
5.	Total area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	<u>2,216.3</u>	—
6.	Any construction of office property underway or planned (for	No, the	—

	subsequent lease or sale) (sq.m.)	existing office property is planned to be leased	
Utilities			
7.	Electric mains (yes/no); available load (MW)	Yes, 12, reconstruction is planned (2014)	25 MW upon reconstruction (November 2014)
8.	CHP and/or heat supply systems (yes/no); contracted capacity (Gcal/h)	Yes, 80; reconstruction is under way	25 Gcal/h upon reconstruction (November 2014)
9.	Water supply network systems (yes/no); maximum switched load (cu. m/h)	Yes, water treatment plant (200 cu.m/h) and purification facilities. Reconstruction is planned (2014)	—
10.	Water sanitation systems (sewage, storm wastewater treatment facilities) (yes/no); contracted capacity (cu. m/h)	Yes, hydraulic power station, 2500. Network reconstruction is planned (2014)	—
11.	Gas supply systems (yes/no) (yes/no); contracted capacity (cu. m p.a.)	Construction/reconstruction is not planned. Yes, 15000 cu.m/h	—
12.	Other utility networks (yes/no) (if yes, specify)	No	—
Workforce			
13.	Nearest settlements, distance	Krasnovishersk (0.5 km)	—
14.	Transport service between the Site and the settlements	Yes	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	Up to 4.0	—
16.	Approximate number of unoccupied able-bodied population (people, thousand)	1.0	—
17.	Average monthly pay of technical staff (RUB, thousand)	18.0	—
18.	Average monthly pay of managerial staff (RUB, thousand)	27.0	—
Social infrastructure in 30-minute proximity to the Site			
19.	Canteens or cafes at the Site (yes/no)	Yes	—
20.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3 km	—
21.	Shops (yes/no, proximity)	Yes, 0.6 km	—
22.	Housing for the Site staff (yes/no, proximity)	Yes, 0.5 km	—

23.	Hotels for the Site staff (yes/no, proximity)	Yes, 1 km	—
24.	Other social infrastructure facilities (yes/no) (specify)	No	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Grants for SME projects	Resolution by Krasnovishersk Municipal District Administration No. 1430 dd. 10.09.2012 “On Approval of the Long Term Targeted Program for SME Development in Krasnovishersk Municipal District for 2012-2014”	2012-2014
2.	Subsidies on lease payments to acquire fixed assets	Resolution by Krasnovishersk Municipal District Administration No. 1430 dd. 10.09.2012 “On Approval of the Long Term Targeted Program for SME Development in Krasnovishersk Municipal District for 2012-2014”	2012-2014
3.	Other preferences (specify): Subsidies to partially reimburse payments to startup SMEs – providers of goods, works and services – related to assignment of franchising rights (franchise fee)	Resolution by Permski Krai Administration No. 1155-p dd. 22.10.2012 “On Approval of the Rules of Subsidy Allocation within the Framework of Implementing Specific Measures under SME Development Municipal Targeted Programs”	2012-2014

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4.	Interest rate subsidies on loans to Site residents	Resolution by Permski Krai Administration No. 1155-p dd. 22.10.2012 “On Approval of the Rules of Subsidy Allocation within the Framework of Implementing Specific Measures under SME Development Municipal Targeted Programs”	2012-2014
5.	Profit tax relief	Law of Permski Krai No. 1685-296 dd. 26.08.2001 “On Taxation in Permski Krai”	Tax rate for corporate profit tax to be transferred to the budget of Permski Krai shall be set as 13.5% for the following taxpayers: <ol style="list-style-type: none"> 1. Companies with an average headcount in tax/reporting period, to be defined in line with the procedure set by the federal executive body authorized to perform statistical calculations, exceeding 10 people; 2. Companies with an average income, to

			<p>be defined in compliance with Article 248 of the Tax Code of the Russian Federation as at the end of the tax/reporting period for corporate tax income, exceeding RUB 100 thousand;</p> <p>3. Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.</p>
6	Property tax relief	Law of Permski Krai No. 1685-296 dated 26.08.2001 "On Taxation in Permski Krai"	<p>Tax rate shall be set as 2.2%. Differentiated tax rates shall be set for:</p> <ol style="list-style-type: none"> 1. Companies directly engaged in economic activities specified herein; 2. Companies leasing fixed assets for temporary possession and use or for temporary use to other companies and/or individual entrepreneurs to perform economic activities specified herein. <p>Differentiated tax rates shall be set with respect to fixed assets purchased and put into operation, excluding those specified in para. 2.1. hereof, utilized in the following economic activities: agriculture; hunting and forestry; fishery; fish farming; mineral extraction; manufacturing; generation and distribution of power, gas and water; construction; transport and communications.</p> <p>Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the 1st year after commissioning of fixed assets, 1.1% - within the 2nd</p>

Facilities Photos:

Machinery and repair shops



Machinery and repair shops

1963 year built

Number of floors – 2. Total area – 3,513.6 sq.m.

Exterior and interior main walls – brick.

Building is in operation.

Owner – LLC Energia MZ; the owner is ready to sell or lease the building.

PAPER WAREHOUSE





Paper warehouse

1969 year built

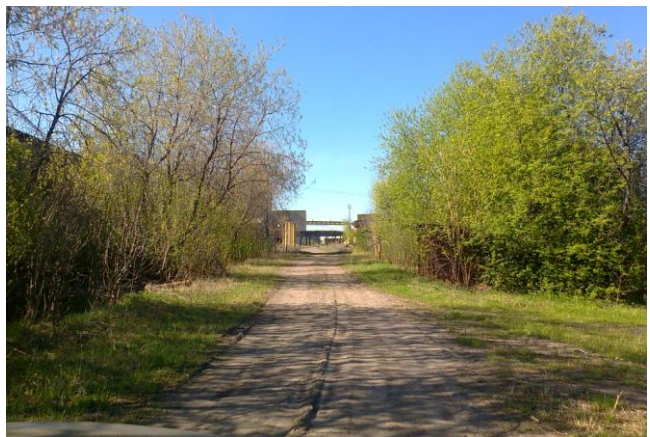
Number of floors – 1. Total area – 3,348 sq.m.

Exterior and interior main walls – brick, reinforced concrete slabs.

Building is in operation.

Owner – Levykin A V; the owner is ready to sell or lease the building.

ON-SITE ROADS



Within Q3, 16 ha of land free of any buildings or constructions on the territory of Vizhaikha Industrial Park will be transferred into municipal property.