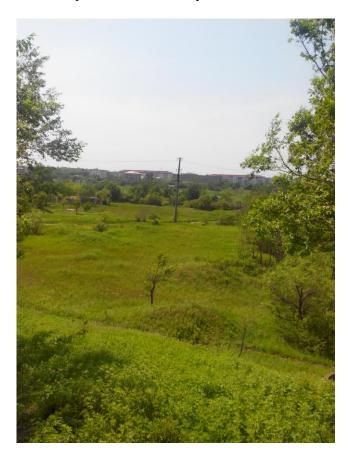
## Plot of Land No. 1 (Greenfield) Primorsky Krai, Yaroslavsky



Vacant industrial land, ha

<u>10.0</u>

#### **SITE BRIEF:**

**General Information; Location; Contacts** Transport accessibility

<u>Infrastructure</u>

**Preferences** 

**PHOTO** 

### **General Information; Location; Contacts**

	General Information, Location, Contacts			
	Site characteristics	Description		
1.	Cadastral number	Cadastral unit 25:21:230104		
2.	Location	Exact address – none; landmark location – ul. Nizhnyaya 47,		
		Yaroslavsky, Primorsky Krai		
3.	Location description	The Site is located outside of Yaroslavsky (100 m to the north		
		west from the landmark)		
4.	Land use category	Industrial land		
5.	Site in brief	The Site topography is flat and has no level differences.		
		Vegetation – none.		
6.	Type of ownership (private, public,	Public		
	public-private)			
7	M	Non-decide Administration		
7.	Management company or similar	Yaroslavsky Administration		
	(MC)			
8.	MC Address (postal, electronic, web-	Ul. Matrosova 4, Yaroslavsky, Primorsky Krai, 692271		
	site)			

9.	MC contact responsible for relations	Alexander L. Chudaykin, Head of the Yaroslavsky Administration	
	with potential residents/investors (full	8 (42347) 282-10	
	name, title, phone number and e-mail)	Yros_del_pro@mail.ru	
10.	Site Development Concept (web-site,	No	
	if any) (yes/no)		
11.	Site business lines (major projects,	Major projects	
	SME projects, mixed-type projects)		
12.	Industry specialization	Wood processing and woodwork; chemical production; rubber and	
		plastic products; metallurgy and finished metal products;	
		machinery and equipment; electrical, electronic and optical	
		equipment; other manufacturing	

**Transport accessibility** 

	Transport accessionity			
	Characteristics	Current status	Projections	
1.	Distance to the nearest town	100 km to Ussuriysk	-	
2.	Distance to the regional centre	182 km to Vladivostok	-	
3.	Distance to Moscow	9,323 km	-	
4.	Distance to the nearest highway	Sibirtsevo-Zharikovo-Komissarovo, 0.1 km	-	
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Acceptable, 0.1 km	-	
6.	Any motor roads across the Site (yes/no)	No	-	
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 <i>Knevichi</i> airport	-	
10	Distance to the nearest river port	818 km to Khabarovsk river port	-	
11	Distance to the nearest sea port	182 km to Vladivostok sea port	-	

<u>Infrastructure</u>

	Characteristics	Current status	Projections	
Area	Area of the Site			
1	Total area (ha)	10		
2	Vacant plots of industrial land (ha)	<u>10</u>		
Utili	ties			
3	Availability of utilities (yes/no, comments).	Yes		
	Distance from the Site to utilities (km),			
	available capacity of:			
	- electric mains	0.2 km, 0.4 kV		
	- heat supply system	No		
	- gas supply system;	No		
	- water supply network,	0.5 km, 150 cu m/h		
	- sewerage system	0.3 km, 150 cu m/h		
		Construction of the utilities required		
Wor	kforce			
4	Transport service between the Site and the	Yes, regular bus services		
	settlements			
5	Total workforce estimates within a 50-km	9		
	radius of the Site (people, thousand)			
6	Approximate number of unoccupied able-	2.14		
	bodied population (people, thousand)			

Social infrastructure in 30-minute proximity to the Site			
7	Hospitals (yes/no, proximity to the nearest	Yes, 2 km	
	one)		
8	Shops (yes/no, proximity)	Yes, 1 km	
9	Housing for the Site staff (yes/no,	Yes, 1 km	
	proximity)		
10	Hotels for the Site staff (yes/no, proximity)	Yes, 3 km	

# Preferences for Residents In terms of initial cost

	Preferences	Statutory document and approving	Statutory
		authority	document
			validity
1	Subsidies on SME projects	Resolution by the Yaroslavsky Administration	2014-2016
2	Subsidies on lease payments to acquire fixed	No. 165 dd. 16.10.2013 "On Approval of	
	assets	Municipal Program on SME Development in	
		Yaroslavsky for 2014-2016"	

### In terms of operating costs – none



