

Plot of Land No. 1 (Greenfield)

Primorsky Krai, Yaroslavsky



Vacant **industrial land**, ha

10.0

SITE BRIEF:

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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-private)	Public
7.	Management company or similar (MC)	Yaroslavsky Administration
8.	MC Address (postal, electronic, web-site)	Ul. Matrosova 4, Yaroslavsky, Primorsky Krai, 692271

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Alexander L. Chudaykin, Head of the Yaroslavsky Administration 8 (42347) 282-10 Yros_del_pro@mail.ru
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Major 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

	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	-

Infrastructure

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

<i>Social infrastructure in 30-minute proximity to the Site</i>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, 2 km	
8	Shops (yes/no, proximity)	Yes, 1 km	
9	Housing for the Site staff (yes/no, proximity)	Yes, 1 km	
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 authority	Statutory document validity
1	Subsidies on SME projects	Resolution by the Yaroslavsky Administration No. 165 dd. 16.10.2013 "On Approval of Municipal Program on SME Development in Yaroslavsky for 2014-2016"	2014-2016
2	Subsidies on lease payments to acquire fixed assets		

In terms of operating costs – none

PHOTO

