

Industrial Site (Brownfield)

Primorsky Krai, Arseniev



Vacant industrial land , ha:	<u>5.6</u>
Vacant industrial property , sq. m:	<u>5,243.9</u>
Vacant office property , sq. m:	<u>843.4</u>

Major repairs required.

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[Tariffs](#)

[Photos](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Industrial site N 1
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)	Municipal (facility), federal (land)
4.	Location and web-site (e-mail)	Primorsky Krai, Arseniev, ul. Kotlovskogo, 1
5.	Management company or similar (MC)	Arseniev Municipal District Administration
6.	MC Address (postal, electronic, web-site)	692330, Arseniev, ul. Leninslaya, 8 adm@arsenevmis.ru , www.arsenevmis.ru

7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sergey V. Ostryakov Tel. 8(42361) 4-46-07, serg-1959@list.ru
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type project
10.	Industry specialization	Food products; textile and clothing; leather and footwear; wood processing and woodwork; paper and pulp industry; publishing and printing; other manufacturing activities; works and services related activities.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the boundaries of the Arseniev Municipal District, Spassk-Dalnyi – 101 km; Ussuriisk – 141 km	—
2.	Distance to the regional centre	Administrative centre, Vladivostok – 250 km	—
3.	Distance to Moscow	8,893 km	—
4.	Distance to the nearest highway	3.9 km to the Osinovka – Rudnaya Pristan Federal Highway	3.9 km to the Osinovka – Rudnaya Pristan Federal Highway
5.	Any roads connecting the Site with the nearest highway, distance and road condition	3.9 km to the Osinovka – Rudnaya Pristan Federal Highway, including 1.5 km of soil road and 2.4 km of asphalt road.	3.9 km to the Osinovka – Rudnaya Pristan Federal Highway, including 3.9 km of asphalt road.
6.	Any motor roads across the Site (yes/no)	Yes	Yes
7.	Any connections to railways (yes/no)	Yes	Yes
8.	Any offloading rail terminal facilities (yes/no)	Yes	Yes
9.	Distance to the nearest international airport	220 km to the Knevichi International Airport , Artem, Knevichi	220 km to the Knevichi International Airport , Artem, Knevichi
10	Distance to the nearest river port	558 km to the Khabarovsk commercial river port	558 km to the Khabarovsk commercial river port
11	Distance to the nearest sea port	387 km to the Nakhodka International Sea Port, 387 km to the Vostochnyi International Sea Port (Wrangel Bay, Nakhodka), 275 km to the Vladivostok Sea Port.	387 km to the Nakhodka International Sea Port, 387 km to the Vostochnyi International Sea Port (Wrangel Bay, Nakhodka), 275 km to the Vladivostok Sea Port.

Infrastructure

	Characteristics	Current status as at 01.01.2013	Projections as at
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		01.01.2014
Plots of land		
1.	Total area of the Site (ha)	6.3
2.	Vacant plots of industrial land within the Site limits (ha)	<u>5.6</u>
Industrial property		
3.	Existing production and storage premises (sq. m)	Total: 5243.9 sq.m, sawmill – 1630.8 sq. m, warehouse – 426.3 sq. m, woodworking shop – 1538.1 sq. m, railroad bay – 212 m, boiler station – 197.5 sq. m, welding shop – 199.4 sq. m, machine shop – 430.7 sq. m, garage – 821.1 sq. m
		All facilities require major repairs
4.	Vacant industrial property (sq. m)	<u>5,243.9</u>
5.	Maximum height of vacant premises (to the girder, m)	8
Office property		
6.	Total area of the office property (sq. m)	Administrative office – 843.4
7.	Vacant area of the office property (sq. m)	<u>843,4</u>
Utilities		
8.	Electric mains (yes/no); Available load	Yes 150 kW
9.	Heat supply system (yes/no); Contracted capacity (Gcal/h)	Boiler station - 197.5 sq. m, smoke stack of 30 m in height, 500 mm in diameter, depreciation – 30%
10	Water supply network (yes/no); Maximum switched load (cu. m/h)	A well-bore, water pipeline 322.8 m in length;
11	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); Facilities capacity (cu. m/h)	A septic tank
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	Sysoevka village - 13 km Anuchino village - 32 km Yakovlevka village - 45 km Chuguevka village – 80 km Town of Spassk-Dalnyi – 101 km Town of Ussuriisk – 141 km
15	Transport service between the Site and the settlements	Regular bus service
		Regular bus service

16	Total workforce estimates within a 50-km radius of the Site (people, thousand)	35.1	35.1
17	Approximate number of unoccupied able-bodied population (people, thousand)	0.569	0.6
18	Average monthly pay of technical staff (RUB, thousand)	23.650	27.2
19	Average monthly pay of managerial staff (RUB, thousand)		
Social infrastructure in 30-minute proximity to the Site			
20	Canteens or cafes at the Site (yes/no)	The Site is located within the Arseniev Municipal District boundaries, which makes it possible to use municipal social infrastructure	
21	Hospitals (yes/no, proximity to the nearest one)		
22	Shops (yes/no, proximity)		
23	Housing for the Site staff (yes/no, proximity)		
24	Hotels for the Site staff (yes/no, proximity)		
25	Conference hall, business area		
26	Sport facilities (yes/no)		
27	Recreation areas at the Site (yes/no)		

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Subsidies on expenses related to technological connection to the power supply system	Resolution No. 343-pa dd. 27 May 2011 by the Arseniev Municipal District Administration <i>On Municipal Targeted Programme to Promote SMEs in the Arseniev Municipal District for 2011-2012 and up to 2015</i>	2011-2015
2.	Grants to deliver SME projects		
3.	Subsidies on lease payments to acquire fixed assets		

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4.	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, loan interest rate subsidies)	Resolution No. 343-pa dd. 27 May 2011 by the Arseniev Municipal District Administration <i>On Municipal Targeted Programme to Promote SMEs in the Arseniev Municipal District for 2011-2012 and up to 2015</i>	2011-2015
5.	Subsidizing of interest rate applicable to loans to the Site residents		

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease other forms of partnership (specify).	<i>Purpose of presenting vacant areas – sale. Market value is currently not assessed.</i>		
Lease				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT	90,72	
3	Rate of lease of office areas	rubles/square meters per month excluding VAT	553,28	
Connection to electric networks				
4	Cost of connection to electric	rubles/kW excluding VAT	not required	

	networks			
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	4,86	semiannually
6	Heat tariff	rubles/Gcal excluding VAT	2981,98	semiannually
7	Water tariff	rubles/ cubic meters excluding VAT	12,60	semiannually
MC services				
9	Logistics (yes/no)		no	
10	Staff recruitment (yes/no)		no	
11	Maintenance/engineering (yes/no)		no	
12	Security (yes/no)		no	
13	Legal services (yes/no)		no	
14	Consulting, including raising funds for financing projects of residents (yes/no)		no	
15	IT services (yes/no)		no	
16	Cleaning of grounds, garbage disposal (yes/no)		no	
17	Transportation of residents' personnel and providing private vehicles (yes/no)		no	
18	Banking services (settlement and cash services for residents) (yes/no)		no	
19	Services of a customs broker (yes/no)		no	
20	Leasing of premises (yes/no)		no	
21	Temporary storage warehouses (yes/no)		no	
22	Other services (specify)		no	

Facilities Photos (major repairs required)

Administrative Building



Administrative Building

Boiler Station



Sawmill



Sawmill



Woodworking Shop

