

Industrial site №1 "Bezmyanka"

Volgograd Oblast, Mikhailovka

Vacant industrial **land**, ha:**110.0****SITE BRIEF:****[General Information; Location; Contacts](#)****[Transport accessibility](#)****[Infrastructure](#)****[Preferences](#)****[Tariffs](#)****General Information; Location; Contacts**

	Site characteristics	Description
1	Cadastral number	34:16:120005:243
2	Location	Volgogradskaya Oblast, Mikhailovsky District, 1,6 km north of Bezmyanka Khutor
3	Location description	Volgogradskaya Oblast, Mikhailovsky District, 1,6 km north of Bezmyanka Khutor
4	Type of lands	Agricultural lands
5	Condition of lands in brief	Sandy, relatively plain terrain. Flora: herb stratum, bushes.
6	Type of ownership (private, public, public-private)	Public
7	Management company or similar (MC)	Administration of town okrug – Mikhailovka
8	MC Address (postal, electronic, web-site)	403342, Volgograd Oblast, Mikhailovka, Oborony Street'42-a mihadm@reg.avtlg.ru www.mihadm.com
9	MC contact responsible for relations with potential residents/investors (full	Anisimova Natalia Konstantinovna, Deputy Head of Administration of the Urban District.

	name, title, phone number and e-mail)	tel: (84463) 2-73-19 mihadm@reg.avtlg.ru Tukaev Alexander Sergeevich, Head of Economy Department, Administration of the Urban District – Mikhailovka tel:(84463) 2-25-64 www.agmih-ekonomic@yandex.ru
10	Site Development Concept (web-site) (yes/no)	no
11	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12	Industry specialization	Agriculture, hunting and forestry, food production.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Mikhailovka, 25,6	—
2.	Distance to the regional center (km)	Volgograd, 170	—
3.	Distance to Moscow (km)	800	—
4.	Distance to the nearest highway, name and distance (km)	Moscow-Volgograd, 4,7	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	unpaved road: 0,05	
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 (km)	Volgograd Gurmak Airport, 200	—
10.	Distance and name to the nearest river port (km)	Volgograd River Port, 200	—
11.	Distance and name to the nearest sea port (km)	Novorossiysk Sea Port – 900.	—

Infrastructure

№	Characteristics	Current status	Projections
1.	Total area of the Site (ha)	<u>110</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>110</u>	—

Engineering infrastructure

3	Available utilities (yes/no/comments). Distance from the Site to the utilities (km), power required for use. - power supply - heat supply - gas supply - water supply - sewage (please provide details regarding technological potential of utilities' development. Point out if there is a need for additional construction or reconstruction of infrastructural objects).	Power supply: 1 km Gas supply: 1 km Water supply: 1,8 Construction of a transforming substation, engineering facilities and gas control unit is required.	
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Workforce

4	Transport service between the Site and the settlements	No, 18 km to Bezemyanka Khutor	
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5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	50,5	
6	Approximate number of unoccupied able-bodied population (people, thousand)	0,6	

Social infrastructure within 30-min proximity of the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes, 1,5 km	
8	Shops (yes/no, proximity)	Yes, 1,5 km	
9	Housing for the Site staff (yes/no, proximity)	no	
11	Hotels for the Site staff (yes/no, proximity)	Yes, 9 km	

Preferences to Residents

In terms of operating costs

№	Preferences	Statutory document and approving authority	Statutory document validity
1	Sectoral subsidies – support for certain industry manufacturers (subsidies to residents to effect lease payments)	Resolution of the Government of Volgogradskaya Oblast № 243-P dd. May 20, 2013 "On Approval of the Long-Term Targeted Regional Program to Develop and Support SMEs in Volgogradskaya Oblast in 2013-2017".	2013-2017
2	Subsidies on export support (partial subsidizing of exhibitions; interest rates subsidies)	Resolution of the Government of Volgogradskaya Oblast № 243-P dd. May 20, 2013 "On Approval of the Long-Term Targeted Regional Program to Develop and Support SMEs in Volgogradskaya Oblast in 2013-2017".	2013-2017
3	Subsidizing interest rates on loans to Site residents	Resolution of the Government of Volgogradskaya Oblast № 243-P dd. May 20, 2013 "On Approval of the Long-Term Targeted Regional Program to Develop and Support SMEs in Volgogradskaya Oblast in 2013-2017".	2013-2017
4	Profit tax relief	Law of Volgogradskaya Oblast "On Income Tax Rates for Organizations" No. 352 OD dd. 28.11.2003.	Indefinite term
5	Property tax reliefs	Law of Volgogradskaya Oblast "On Property Tax for Organizations" No. 888-OD dd .28.11.200 3	Indefinite term

No preferences in terms of initial costs

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease other forms of partnership	Lease		

	(specify).			
<i>Lease</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT		
3	Rate of lease of office areas	rubles/square meters per month excluding VAT		
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT		
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT		
6	Heat tariff	rubles/Gcal excluding VAT	3 508.66	
7	Water tariff	rubles/ cubic meters excluding VAT	132.36	
<i>MC services</i>				
9	Logistics (yes/no)			
10	Staff recruitment (yes/no)			
11	Maintenance/engineering (yes/no)			
12	Security (yes/no)			
13	Legal services (да/нет)			
14	Consulting, including raising funds for financing projects of residents (yes/no)			
15	IT services (yes/no)			
16	Cleaning of grounds, garbage disposal (yes/no)			
17	Transportation of residents' personnel and providing private vehicles (yes/no)			
18	Banking services (settlement and cash services for residents) (yes/no)			
19	Services of a customs broker (yes/no)			
20	Leasing of premises (yes/no)			

21	Temporary storage warehouses (yes/no)		
22	Other services (specify)		