

Industrial Site No. 4 "Otruba"

Volgogradskaya Oblast, Mikhailovka

Vacant industrial **land**, ha:**30.0****SITE BRIEF:****[General Information; Location; Contacts](#)****[Transport accessibility](#)****[Infrastructure](#)****[Preferences](#)****[Tariffs](#)****General Information; Location; Contacts**

	Site characteristics	Description
1.	Cadastral number	Cadastral unit 34:16:080006
2	Location	Volgogradskaya Oblast, Mikhailovsky District, 120 m to the south from Otruba hamlet
3	Location description	Volgogradskaya Oblast, Mikhailovsky District, 120 m to the south from Otruba hamlet
4	Land use category	Agricultural land
5	Site in brief	Black soil, smooth relief Vegetation: grass cover, bushes, freestanding medium height trees
6	Type of ownership (private, public, public-private)	Municipal
7	Management company or similar (MC)	Mikhailovka Urban District Administration
8	MC Address (postal, electronic, web-site)	403342, Volgogradskaya Oblast, Mikhailovka, ul. Oborony, 42-a e-mail: mihadm@reg.avtlg.ru http://www.mihadm.com
9	MC contact responsible for relations	Natalia K. Anisimova

	with potential residents/investors (full name, title, phone number and e-mail)	Deputy Head of Urban District Administration (84463) 2-73-19 mihadm@reg.avtlg.ru Alexander S. Tukaev Head of Economic Department, Mikhailovka Urban District Administration (84463) 2-25-64, 8-906-405-72-22 Admih-ekonomich@yandex.ru
10	Site Development Concept (web-site, if any) (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 products

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Mikhailovka, 11 km	—
2.	Distance to the regional center (km)	Volgograd, 200 km	—
3.	Distance to Moscow (km)	800 km	—
4.	Distance to the nearest highway, name and distance (km)	Moscow –Volgograd, 8 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	Mud road 0.5 km	
6.	Any motor roads across the Site (yes/no)	No	
7.	Any connections to railways (yes/no)	No	1 km
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport (km)	200 km to Volgograd (Gumrak airport)	
10.	Distance and name to the nearest river port (km)	Volgograd River Port, 200 km	
11.	Distance and name to the nearest sea port (km)	Novorossiysk Sea Port – 900 km	

Infrastructure

№	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	<u>30</u>	
2.	Vacant industrial land (ha)	<u>30.0</u>	

Engineering infrastructure

3	Availability of utilities (yes/no/comments). Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system - water supply network - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)	Electric mains - 0.1 km Gas supply system – 0.1 km Transformer substation, gas distribution substation and utility networks are subject to creation	
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Workforce

4	Transport service between the Site and the settlements	No, 11 km to Otruba hamlet	
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, 11 km	
8	Shops (yes/no, proximity)	Yes, 11 km	
9	Housing for the Site staff (yes/no, proximity)	No	
11	Hotels for the Site staff (yes/no, proximity)	Yes, 11 km	

Preferences to Residents

In terms of initial expenses

<i>№</i>	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 dd. 17.12.1999 No. 352-OD "On Corporate Profit Tax"	Indefinite term
5.	Property tax relief	Law of Volgogradskaya Oblast dd. 28.11.2003 No. 888-OD "On Corporate Property Tax"	Indefinite term

*No preferences in terms of operating expenses***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 (specify).	Lease		
<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	3 963.3	
7	Water tariff	rubles/ cubic meters excluding VAT	76.92	
<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)		