

Industrial site № 5 "Sidory" (greenfield)

Volgogradskaya Oblast, Mikhailovka

Vacant industrial **land**, ha:**15****SITE BRIEF:**[General Information; Location; Contacts](#)[Transport accessibility](#)[Infrastructure](#)[Preferences](#)[Tariffs](#)**General Information; Location; Contacts**

	Site characteristics	Description
1.	Cadastral number	Cadastral unit # 34:16:090004:
2.	Location	Volgogradskaya Oblast, Mikhailovsky District, 1,5 km to the south of B. Oreshkin Khutor.
3.	Location description	Volgogradskaya Oblast, Mikhailovsky District, 1,5 km to the south of B. Oreshkin Khutor.
4.	Type of lands	Agricultural lands
5.	Condition of lands in brief	Sandy, relatively plain terrain. Flora: bushes.
6.	Type of ownership (private, public, public-private)	Public-private
7.	Management company or similar (MC)	Administration of Urban District – Mikhailovka
8.	MC Address (postal, electronic, web-site)	403342, Volgogradskaya Oblast, Mikhailovka, Oborony ul.,42A 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, 12 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: 15 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	unpaved road: 0,5 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 (km)	Volgograd Gumrak 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
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	<u>15</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>15</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: 0,1km Gas supply: 0,1km construction of a gas control unit, utilities and transformer substation is necessary.	
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Workforce

4	Transport service between the Site and the settlements	No. Sydory village, 12 km	
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, 12 km	
8	Shops (yes/no, proximity)	Yes, 3 km	
9	Housing for the Site staff (yes/no, proximity)	no	
11	Hotels for the Site staff (yes/no, proximity)	Yes, 10 km	

Preferences to Residents

In terms of operating costs

<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 reliefs	Law of Volgogradskaya Oblast "On Income Tax Rates for Organizations" № 352 OD dd. 28.11.2003.	Indefinite term
5	Property tax relief	Law of Volgogradskaya Oblast "On Income Tax Rates for Organizations" № 352 OD dd. 28.11.2003.	Indefinite term

No preferences in terms of initial costs

Tariffs

	Characteristics	Unit of measure	Current	Periodicity of
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			status	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	3216.33	
7	Water tariff	rubles/ cubic meters excluding VAT	25.93	
<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)		