

Industrial site №8
Otradnoye Refuse Dump (greenfield)
 Volgogradskaya Oblast, Mikhailovka



Vacant industrial **land**, ha:

1

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[Tariffs](#)

General Information; Location; Contacts

	Site characteristics	Description
1	Name	Industrial Site #8 "Otradnoye Refuse Dump"
2	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favorable social and economic policies)	Industrial site
3	Type of ownership (private, public, public-private)	Public-private
4	Location and web-site	http://www.mihadm.com e-mail: mihadm@reg.avtlg.ru
5	Management company or similar (MC)	Administration of urban district – Mikhailovka
6	MC Address (postal, electronic, web-site)	403342, Volgograd Oblast, Mikhailovka, Oborony ul.,'42A e-mail: mihadm@reg.avtlg.ru www.mihadm.com
7	MC contact responsible for relations	Anisimova Natalia Konstantonovna, Deputy Head of

	with potential residents/investors (full name, title, phone number and e-mail)	Urban District Administration. tel:(84463) 2-73-19 mihadm@reg.avtlg.ru Tukaev Alexander Sergeevich, Head of Economy Department for the Town Administration tel:(84463) 2-25-64 www.agmih-ekonomic@yandex.ru
8	Site Development Concept (web-site) (yes/no)	no
9	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects

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, 7 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	unpaved road; 0.05 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 km	
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
<u>Plots of land</u>			
1.	Total area of the Site (ha)	<u>10</u>	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>1.0</u>	—
<u>Industrial property</u>			
3.	Existing warehousing and industrial facilities (sq. m.)	no	
4.	Vacant industrial property (sq. m.)	no	
5.	Max. height of vacant premises (up to roof truss)	no	
<u>Office infrastructure</u>			
6.	Vacant area of the office property (sq. m)	no	
7.	Total area of the office property (sq. m)	no	

Engineering infrastructure

8	Electric mains (yes/no); available load (MW)	Yes, available load is specified on project stage	
9	Heat supply system (yes/no); contracted capacity (Gcal/h)	no	

10	Water supply network (yes/no); maximum switched load (cu. m/h)	no	
11	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	no	
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, name and distance (km)	Otradnoye settlement, 12	
15	Transport service between the Site and the settlements	yes	
16	Total workforce estimates within a 50-km radius of the Site (people, thousand)	50.5	
17	Approximate number of unoccupied able-bodied population (people, thousand)	0,6	
18	Average monthly pay of technical staff (RUB, thousand)		
19	Average monthly pay of managerial staff (RUB, thousand)		

Social infrastructure within 30-min proximity of the Site

20	Canteens or cafes at the Site (yes/no)	Yes	
21	Hospitals (yes/no, proximity to the nearest one)	Yes, 12 km	
22	Shops (yes/no, proximity)	Yes, 4 km	
23	Housing for the Site staff (yes/no, proximity)	Yes, 11.5 km	
24	Hotels for the Site staff (yes/no, proximity)	Yes, 11.5 km	
25	Conference hall, business areas (yes/no)	Yes	
26	Sporting facilities (yes/no)	Yes	
27	Recreation areas at the Site (yes/no)	No	

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 Rates of Income Tax	Indefinite

		for organizations" № 352 OD dd. 28.11.2003.	term
5	Property tax reliefs	Law of Volgogradskaya oblast "On Property Tax for Organizations" № 888-OD dd .28.11.200 3"	Indefinite term

No preferences in terms of initial 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	1182.31	
7	Water tariff	rubles/ cubic meters excluding VAT	23.06	
<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)		