

Master Industrial Park
Yaroslavskaya Oblast, Tutaev



Vacant **industrial property**, sq. m:

3 500.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Master Industrial Park
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3.	Type of ownership (private, public, public-private)	Public
4.	Location and web-site (e-mail)	Promyshlennaya ul.,27, Tutaev, Yaroslavskaya Oblast.
5.	Management company or similar (MC)	State Enterprise of Yaroslavskaya Oblast " Investment and Cluster Development Agency"
6.	MC Address (postal, electronic, web-site)	reg. address: Saltykova-Schedrina ul., 21 Yaroslavl business address: Svobody ul., 71A, 2 nd floor, Yaroslavl e-mail: info@icdy.ru www.icdy.ru

7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Roman M.Prozorovsky, Senior Advisor, tel. (4852)-77-01-96
8.	Site Development Concept (web-site, if any) (yes/no)	Yes, (n/a in the Internet)
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
10.	Industry specialization	Textile and clothing manufacture; leather processing leathercraft and footwear manufacture; timber processing and woodwork manufacture; paper mill; publishing and printing activity; manufacturing of rubber and plastic goods; metallurgy and production of ready-to-use goods; production of machinery and equipment; production of electric, optical and electronic devices; vehicle production and other processing enterprises.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	The Site is located in Tutaev, 40 km away from Yaroslavl.	—
2.	Distance to the regional center	Yaroslavl, 40 km	—
3.	Distance to Moscow	309 km	—
4.	Distance to the nearest highway	R-151 Highway, distance – 82 km.	—
5.	Any road connecting the Site with the nearest highway: distance and road condition	3,5 km	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes (railways need repair works)	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	Tunoshna International Airport, Yaroslavskaya Oblast, 68 km	—
10.	Distance to the nearest river port	Yaroslavl River Port, 44 km.	—
11.	Distance to the nearest sea port	-	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	26,2	—
2.	Vacant plots of industrial land within the Site limits (ha)	-	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	Total area of blocks №1+№2=46 064 sq. m.	
4.	Vacant industrial property (sq. m.)	<u>3 500.0</u>	—
5.	Maximum height of vacant premises (to the girder, m)	6,7 m.	
<i>Office property</i>			
6.	Total area of the office property (sq. m)	-	—
7.	Vacant area of the office property (sq. m)	-	—

Engineering infrastructure			
8.	Electric mains (yes/no); available load (MW)	Yes, up to 1 MW	3,2 MW upon reconstruction (2014)
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes, up to 100 Gcal/h	Heating at the expense of an own CHP upon reconstruction (September 2013)
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes, 16 cu. m/h; (384 cu.m. per day)	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes	—
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 (km)	Tutaev, 0 Yaroslavl, 40 Gavrilov Yam, 84 Rybinsk, 88 km Rostov, 96 Uglich, 100	—
15.	Transport service between the Site and the settlements	yes	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	26 thousand people (Tutaev) 4.0 36 thousand people (Tutaev district) 4.0	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	2,2 thousand people	—
18.	Average monthly pay of technical staff (RUB, thousand)	12 RUB, thousand in Tutaev	—
19.	Average monthly pay of managerial staff (RUB, thousand)	22.0 RUB, thousand	—
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	No canteen on the territory of Tutaev district	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, Tutaev, Komsomolskaya ul., 104 (2,9 km)	—
22.	Shops (yes/no, proximity)	yes	—
23.	Housing for the Site staff (yes/no, proximity)	Housing infrastructure is situated 2 km off the Site	—
24.	Hotels for the Site staff (yes/no, proximity)	1. Ekaterina Hotel, Tutaev, Sobornaya ul, 53 (390 m.of proximity, straight-forward); 2. Imperium Hotel Complex, Rozy Luxemburg ul., 44 (920 m. of proximity, straight-forward); 3. Volzhskie Prostory Hotel, Yaroslavskaya	—

		ul., 36A (900 m. of proximity, forward).	
25.	Conference-halls, business-halls (proximity)	Conference-halls at Volzhskiy Prostory Hotel, Yaroslavskaya ul., 36A (900 m. of proximity, forward)	
26.	Sport facilities (yes/no)	Nikolina Gora Mountain-ski base (920 m of proximity, straight-forward)	—
27.	Recreation zones at the Site	no	-

Rates

	Characteristics	Unit	Current Status	Periodicity of review
1	Cost of connection to electric mains	RUB/kW, VAT exc.	-	-
2	Cost of power	RUB/kWh., VAT exc.	2, 264	1 year (following putting into service of an own boiler station the rate will decrease)
3	Cost of contracted power	RUB/ kW per month VAT exc.	-	-
4	Heating rates	RUB/ Gcal VAT exc.	1 074,2	1 year
5	Water supply rates	Rub/cub.m. VAT exc.	14, 76	1 year
6	Rent of industrial facilities	Rub/square meter per month VAT exc.	125, 0	1 year
7	Rent of office premises	Rub/square meter per month VAT exc.	no	-

Services of MC

	Characteristics	Current Status	Projections
	<i>Services of MC</i>		
1	Logistics services (yes/no)	no	Construction of a logistics center is planned. Readiness –IV quarter of 2014
2	Recruitment (yes/no)	no	no
3	Service/engineering services (yes/no)	yes	yes
4	Security services (yes/no)	yes	yes
5	Legal services (yes/no)	no	no
6	Advisory services, including raising funds for residential projects (yes/no)	no	no
7	IT-Services	no	IV quarter of 2013
8	Cleaning services, garbage removal (yes/no)	yes	
9	Transfer of residents' staff and provision of personal transport (yes/no)	no	no
10	Banking services (cash management and payment services for the residents) (yes/no)	no	no
11	Custom broker's services (yes/no)	no	no
12	Premises rental services (yes/no)	yes	yes
13	Temporary storage area (yes/no)	no	Yes (upon residents' requests)
14	Other services (specify)	=	=

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory
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			document validity
1.	Subsidies for expenses on technological connection to electrical facilities.	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
2.	Grants for SME projects	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
3.	Subsidies on lease payments to acquire fixed assets	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
4	Guarantees on fixed-asset loans to SMEs	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
5	Discounts for residents on services of launching a company	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Profit tax relief	For priority-listed projects: the rate of profit tax cuts down by 4,5% (down to 15,5%) Regional Targeted Program "Investments Promotion in Yaroslavskaia Oblast in 2012-2014"	2012-2014
6	Property tax relief	For priority-listed projects Full property tax exempt (rate – 2,2%) Regional Targeted Program "Investments Promotion in Yaroslavskaia Oblast in 2012-2014"	2012-2014
7	Other tax reliefs (name of taxation)	Land tax exempts – by a resolution of the Regional Municipal Council – for priority-listed projects: up to 50% exemption (tax rate from 0,3 to 1,5%)	2012-2014

PHOTO

