

**Industrial Site of Iskra Machine-building Plant**

Republic of Bashkortostan, Kumertau

Building No. 4. Total area – 5071.1 sq. m.



Building No. 10. Total area – 2378.2 sq.m.



Vacant industrial **land**, ha:

**1.5**

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

**2378.2**

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

**5071.1**

**SITE BRIEF:**

**[General Information; Location; Contacts](#)**

**[Transport accessibility](#)**

**[Infrastructure](#)**

**[Preferences](#)**

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**General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Name	Iskra Machine-building Plant
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from	Industrial site

	favourable social and economic policies)	
3.	Type of ownership (private, public, public-private)	Municipal
4.	Location and web-site (e-mail)	453300, Kumertau, ul. Promyshlennaya, 1
5.	Management company or similar (MC)	Property Management Committee of the Ministry of Land and Property Regulations of Republic of Bashkortostan for Kumertau
6.	MC Address (postal, electronic, web-site)	453300, Kumertau, ul. 40 let Pobedy, 16
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Anatoly A. Bochkarev, Chairman of the Committee, (34761) 4-41-21, <a href="mailto:kus52@ufamts.ru">kus52@ufamts.ru</a>
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Metallurgy and production of finished metal products; machinery and equipment; transportation vehicles and equipment

### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	24 km to Meleuz	—
2.	Distance to the regional centre	230 km to Ufa	—
3.	Distance to Moscow	1576 km	—
4.	Distance to the nearest highway	Ufa-Orenburg, 5 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 5 km, asphalt coating	
6.	Any motor roads across the Site (yes/no)	Yes	
7.	Any connections to railways (yes/no)	Yes	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	230 km to Ufa, 15 km to the KumAPP airfield	
10.	Distance to the nearest river port	230 km to Ufa	
11.	Distance to the nearest sea port	-	

### **Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Plots of land</i></b>			
1.	Total area of the Site (ha)	22.3	
2.	Vacant plots of industrial land within the Site limits (ha)	<b><u>1.5</u></b>	
<b><i>Industrial property</i></b>			
3.	Existing production and storage premises (sq. m)	80067.6	
4.	Vacant industrial property (sq. m)	<b><u>2378.2</u></b>	
5.	Maximum height of vacant premises (to the girder, m)		
<b><i>Office property</i></b>			
6.	Total area of the office property (sq. m)	25568.8	
7.	Vacant area of the office property (sq. m)	<b><u>5071.1</u></b>	
<b><i>Utilities</i></b>			
8.	Electric mains (yes/no); available load (MW)	Yes	
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes	

10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes	
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.)	Yes	
13.	Other utility networks (yes/no) (if yes, specify)	-	
<b>Workforce</b>			
14.	Nearest settlements, distance	Ermolaevo – 3 km	
15.	Transport service between the Site and the settlements	Yes	
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	35	
17.	Approximate number of unoccupied able-bodied population (people, thousand)	10	
18.	Average monthly pay of technical staff (RUB, thousand)	19	
19.	Average monthly pay of managerial staff (RUB, thousand)	25	
<b>Social infrastructure in 30-minute proximity to the Site</b>			
20.	Canteens or cafes at the Site (yes/no)	No	
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3 km	
22.	Shops (yes/no, proximity)	Yes, 0	
23.	Housing for the Site staff (yes/no, proximity)	No	
24.	Hotels for the Site staff (yes/no, proximity)	No	
25.	Conference hall, business area (yes/no)	No	
26.	Sport facilities (yes/no)	No	
27.	Recreation areas at the Site (yes/no)	No	

**Preferences to Residents**

***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies on technological connection to electrical grids	Resolution by the Government of Republic of Bashkortostan dd. 19.08.2011 No. 292	2011, indefinite term
2	Subsidies on SME projects	Resolution by the Government of Republic of Bashkortostan dd. 19.08.2011 No. 292	2011, indefinite term
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Government of Republic of Bashkortostan dd. 19.08.2011 No. 292	2011, indefinite term
3.1	Subsidies on lease payments to acquire fixed assets	Municipal Program on SME support in Kumertau urban district of Republic of Bashkortostan, approved by Resolution of Administration of Kumertau urban district of Republic of Bashkortostan dd. 07.06.2011 No. 946	2011-2013  Draft program for 2014-2018
4	Guarantees under SME loans earmarked to acquire fixed assets	Law of Republic of Bashkortostan dd. 30.05.2011 No. 398-z	2011, indefinite term

***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
4.	Profit tax relief	Law of Republic of Bashkortostan dd. 31.10.2011 No. 454-z	

5.	Property tax relief	Law of Republic of Bashkortostan dd. 28.11.2003 No. 43-3	
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