

Industrial Site

Health Camp Building (Balinskaya Dachа LLC)

Ivanovskaya Oblast, Yuzha



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

2053.8

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

350.0

SITE BRIEF:

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General Information; Location; Contacts

| | Site characteristics | Description |
|----|--|--|
| 1. | Name | Health Camp Building (Balinskaya Dachа LLC) |
| 2. | Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies) | Tourist and recreation area benefiting from favourable social and economic policies) |
| 3. | Type of ownership (private, public, public-private) | Private |
| 4. | Location and web-site (e-mail) | 155630, Ivanovskaya Oblast, Yuzhsky Municipal District, Yuzha, ul. Dachnaya, 4 |
| 5. | Management company or similar (MC) | Balinskaya Dachа LLC |
| 6. | MC Address (postal, electronic, web-site) | 155630, Ivanovskaya Oblast, Yuzhsky Municipal District, Yuzha, ul. Dachnaya, 4 |

| | | |
|----|---|---|
| 7. | MC contact responsible for relations with potential residents (full name, title, phone number and e-mail) | Pavel V. Khazov Tel: 8-920 670 30 55 |
| 8. | Site Development Concept (web-site, if any) (yes/no) | No |
| 9. | Industry specialization | Food production; textile and clothing; wood processing and woodwork; hotels and restaurants |

Transport accessibility

| | Characteristics | Current status | Projections |
|-----|--|--|--------------------|
| 1. | Distance to the nearest town | Within Yuzha boundaries | — |
| 2. | Distance to the regional centre | 90 km to Ivanovo | — |
| 3. | Distance to Moscow | 400 km | — |
| 4. | Distance to the nearest highway | Yuzha-Ivanovo, 1.5 km | — |
| 5. | Any road connecting the Site with the nearest highway, distance and road condition | Asphalt road 1.5 km | — |
| 6. | Any motor roads across the Site (yes/no) | Yes | — |
| 7. | Any connections to railways (yes/no) | No | — |
| 8. | Any offloading rail terminal facilities (yes/no) | No | — |
| 9. | Distance to the nearest international airport | 450 km to Moscow | — |
| 10. | Distance to the nearest river port | 145 km to Kineshma, Ivanovskaya Oblast | — |
| 11. | Distance to the nearest sea port | 1027 km to Saint Petersburg | — |

Infrastructure

| | Characteristics | Current status | Projections |
|-----------------------------------|--|---|--------------------|
| <i>Plots of land</i> | | | |
| 1. | Total area of the Site (ha) | 1.0 | — |
| 2. | Vacant plots of industrial land within the Site limits (ha) | The land plot is demarcated in accordance with building dimension | — |
| <i>Industrial property</i> | | | |
| 3. | Existing production and storage premises (sq. m) | 2053.8 | — |
| 4. | Vacant industrial property (sq. m) | <u>2053.8</u> | — |
| 5. | Maximum height of vacant premises (to the girder, m) | 3.0 | — |
| <i>Office property</i> | | | |
| 6. | Total area of the office property (sq. m) | 350.0 | — |
| 7. | Vacant area of the office property (sq. m) | <u>350.0</u> | — |
| <i>Utilities</i> | | | |
| 8. | Electric mains (yes/no); available load (MW) | Yes 2 | — |
| 9. | Heat supply system (yes/no); contracted capacity (Gcal/h) | Yes 25.8 | — |
| 10. | Water supply network (yes/no); maximum switched load (cu. m/h) | Yes 195.5 | — |

| | | | |
|---|--|----------------------------------|---|
| 11. | Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h) | Yes 176 | — |
| 12. | Gas supply system (yes/no); contracted capacity (cu. m p.a.) | Connection is possible – 0.1 km | — |
| 13. | Other utility networks (yes/no) (if yes, specify) | No | — |
| Workforce | | | |
| 14. | Nearest settlements, distance | Shuya – 60 km Ivanovo – 90 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) | 12.0 | — |
| 17. | Approximate number of unoccupied able-bodied population (people, thousand) | 1.0 | — |
| 18. | Average monthly pay of technical staff (RUB, thousand) | 12.9 | — |
| 19. | Average monthly pay of managerial staff (RUB, thousand) | 20.0 | — |
| Social infrastructure in 30-minute proximity to the Site | | | |
| 20. | Canteens or cafes at the Site (yes/no) | Yes | — |
| 21. | Hospitals (yes/no, proximity to the nearest one) | Yes, 300 m | — |
| 22. | Shops (yes/no, proximity) | Yes, 100 m | — |
| 23. | Housing for the Site staff (yes/no, proximity) | Yes, 500 m | — |
| 24. | Hotels for the Site staff (yes/no, proximity) | Yes, 200 m | — |
| 25. | Conference hall, business area (yes/no) | Yes | — |
| 26. | Sport facilities (yes/no) | No | — |
| 27. | Recreation areas at the Site (yes/no) | Yes | — |

Preferences to Residents

In terms of initial costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|---|--|--|--|
| 1 | Other preferences (specify): - Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with the form of state support that envisage granting of tax exemptions; - Interest payment relief on loans | Law of Ivanovskaya Oblast No. 109-OZ dd. 24.11.2003 “On Corporate Property Tax” Regulation by the Government of Ivanovskaya Oblast No. 90-p dd. 13.04.2007 “On Approving Procedure of Partial Reimbursement out of the Regional Budget of Interest Payments on Loans Raised by an Enterprise/Organization of Ivanovskaya Oblast for Investment Purposes from Russian Credit Institutions” | 2003- <i>indefinite term</i> 2007- <i>indefinite term</i> |

No preferences in terms of operating costs