

Plot of Land 25:03:010306

Primorsky Krai, Dalnegorsk



Vacant **industrial land**, ha

1.5

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Cadastral unit 25:03:010306
2.	Location	About 389 m to the south-east from the landmark located at prospekt 50 Let Oktyabrya 308, Dalnegorsk, Primosky Krai
3.	Location description	The Site is in close proximity to a road and river.
4.	Land use category	Populated land
5.	Site in brief	Dilapidated buildings (pillars)
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Dalnegorsk Administration
8.	MC Address (postal, electronic, web-site)	Prospekt 50 Let Oktyabrya 129, Dalnegorsk, Primosky Krai, 692446
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Elena N. Shish, Acting Head of the Municipal Property Department 8 (42373) 323-25 kumidalnegorsk@bk.ru
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects,	SME projects

	SME projects, mixed-type projects)	
12.	Industry specialization	Food production; textile and clothing; leather and leather goods production, shoemaking; wood processing and woodwork; pulp and paper; publishing and printing; other manufacturing; transport and communications; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the urban district boundaries	-
2.	Distance to the regional centre	480 km to Vladivostok	480
3.	Distance to Moscow	9,800 km	-
4.	Distance to the nearest highway	Osinovka-Rudnaya Pristan public highway, 0.02 km	-
5.	Any roads connecting the Site with the nearest highway, distance and road condition	0.02 km	0.3
6.	Any motor roads across the Site (yes/no)	Yes	Yes
7.	Any connections to railways (yes/no)	No	No
8.	Any offloading rail terminal facilities (yes/no)	No	No
9.	Distance to the nearest international airport	450 km to <i>Knevichi</i> airport	450
10	Distance to the nearest river port	818 km to Khabarovsk river port	
11	Distance to the nearest sea port	1. 34 km to <i>Rudnaya Pristan</i> sea port 2. 140 km to <i>Olga</i> commercial sea port	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	1.6	1.6
2	Vacant plots of industrial land (ha)	1.5	1.5
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of: - electric mains - heat supply system - gas supply system; - water supply network, - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)	Yes 6 kV, 350 m Connection is available No No A water supply network is located in close proximity to the Site, but it is further required to check its current condition A sewerage system is located in close proximity to the Site, but it is further required to check its current condition	
<i>Workforce</i>			
4	Transport service between the Site and the settlements	Yes, regular bus services	Yes

5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	24,5	24,5
6	Approximate number of unoccupied able-bodied population (people, thousand)	0.548	0.548
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, 6 km	
8	Shops (yes/no, proximity)	Yes, 0.5 km	
9	Housing for the Site staff (yes/no, proximity)	Yes, 5 km	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 5 km	

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	SME Development and Support in Dalnegorsk Urban District for 2010-2012 and for the Period till 2015	2010-2015
2	Subsidies on lease payments to acquire fixed assets		

In terms of operating costs – none

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