

Land Plot

South-Western Industrial Zone

Yaroslavskaia Oblast, Gavrilov-Yam



Vacant industrial **land**, ha:

15000,0

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[Photo](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Industrial Park Gavrilov-Yam
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	Komarova ul., 1, Gavrilov Yam, Yaroslavskaia Oblast.
5.	Management company or similar (MC)	State Enterprise of Yaroslavskaia 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)	Roman M.Prozorovsky, Senior Advisor, tel. (4852)-77-01-96

	number and e-mail)	
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 metal goods; production of machinery and equipment; production of electric, optical and electronic devices; vehicle and equipment production; other processing enterprises. Chemical plant, production of other non-metal mineral projects – depending on the class of hazard.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	The Site is located in Gavrilov-Yam; 46,3 km away from Yaroslavl.	—
2.	Distance to the regional center (km)	Yaroslavl, 46,3	—
3.	Distance to Moscow	254 km	—
4.	Distance to the nearest highway	M-8 Federal Highway, R-79	—
5.	Any road connecting the Site with the nearest highway: distance and road condition	Yes, 15 km	—
6.	Any motor roads across the Site (yes/no)	no	—
7.	Any connections to railways (yes/no)	yes	—
8.	Any offloading rail terminal facilities (yes/no)	no	—
9.	Distance to the nearest international airport	Tunoshna International Airport, Yaroslavskaya Oblast, 57 km	—
10.	Distance to the nearest river port	Yaroslavl River Port, 47 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)	8,5	—
2.	Vacant plots of industrial land within the Site limits (ha)	-	—
<i>Industrial property</i>			
3.	Vacant industrial property lands on the Site (sq. m.)	Yes, 15 000,00 sq.m. Technical condition: unfinished construction.	
4.	Is there any industrial property construction under way or planned (for consequent rent of sale)	Yes, under way	—
<i>Office property</i>			
5.	Total area of office property (sq. m) (yes/no), please specify technical condition and scheduled modification	-	—
6.	Is there any office property construction (under way or planned) (for consequent rent of sale) (sq. m)	no	—

Engineering infrastructure			
7.	Electric mains (yes/no); available load (MW)	Yes, 10 MW of planned electric supply; gaz supply: 10 mln. cubic m. per year	-
8.	Heat supply system (yes/no); contracted capacity (Gcal/h)	A boiler station is built on the territory of the industrial park: 450 Gcal/h	-
9.	Water supply network (yes/no); maximum switched load (cu. m/h)	Planned water supply: 20,8 cu. m/hour; (500 cu.m. per hour)	—
10.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Construction of a storm wastewater is planned	—
11.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	It is planned; 10 mln. cubic meters/year	—
12.	Other utility networks (yes/no) (if yes, specify)	-	—
Workforce			
13.	Nearest settlements, distance (km)	Tytaev, 84 Yaroslavl, 46 Gavrilov Yam, 0	—
14.	Transport service between the Site and the settlements	yes	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	16.3 thousand people (Gavrilov-Yam District)	—
16.	Approximate number of unoccupied able-bodied population (people, thousand)	0.290	—
17.	Average monthly pay of technical staff (RUB, thousand)	10, average in Gavrilov Yam	—
18.	Average monthly pay of managerial staff (RUB, thousand)	18, average in Rostov	—
Social infrastructure in 30-minute proximity to the Site			
19.	Canteens or cafes at the Site (yes/no)	No	—
20.	Hospitals (yes/no, proximity to the nearest one)	Yes, Gavrilov Yam, municipal institution Gavrilov-Yam Central Regional Hospital	—
21.	Shops (yes/no, proximity)	Yes, Gavrilov Yam, municipal institution Gavrilov-Yam Central Regional Hospital	—
22.	Housing for the Site staff (yes/no, proximity)	Housing	—

		infrastructure, 300 m away from the Site	
23.	Hotels for the Site staff (yes/no, proximity), km	no	—
24.	Other property infrastructural objects	no	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory 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

