



FRONT OFFICE
FOR INVESTOR RELATIONS
OF THE ADMINISTRATION OF LENINGRAD REGION

INDUSTRIAL PARKS OF LENINGRAD REGION

2016



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WELCOME SPEECH OF THE GOVERNOR OF LENINGRAD REGION



Dear friends,

In 2016 it will be 120 years after an English financier Ernest Terah Hooley started establishing the first industrial park in the world. Famous Henry Ford opened his first European factory here, in Trafford Park, an industrial site provided with infrastructure, located on the bank of the Manchester Ship Canal.

It is strange but true that after almost a century Ford Motor Company opened its first factory in Russia in the territory of Leningrad region. And the car giant became a starting point for creation of automotive cluster and further development of industrial parks in Leningrad region.

The Government of Leningrad region supports establishment of such sites realizing that thus favourable conditions for doing business, for creation of new jobs and improvement of living conditions in towns and villages of our region will be created.

We are open for dialogue with potential investors, our rules are simple and clear for businessmen, we maintain comfortable and transparent conditions for successful business established in the region.

Alexander Drozdenko

Governor of Leningrad region

WELCOME SPEECH OF THE CEO AT ASSOCIATION OF INDUSTRIAL PARKS OF RUSSIA



Leningrad region is definitely among the leading regions in terms of development of industrial parks. Some of them have been the members of the Association for more than five years, right after their establishment, which is our pride. Some of them have appeared only recently and currently they are at the design stage. But all these projects are highly elaborate, promising and undoubtedly they receive support of the Association.

Leningrad region is distinguished by a balanced approach of regional authorities to development of park projects, attention is paid to both state and private industrial parks and they get development opportunities. At that, various financial and non-financial support instruments including federal budget and funds of federal development institutes are used.

Due to this approach almost all types of plant locations including large greenfields in the closest proximity to Saint Petersburg, small parks with prepared facilities, port infrastructure, brownfield projects and various combined variants can be offered to investors.

We as the relevant Association wish success to all initiators of industrial park projects and also industrial investors in Leningrad region and will be glad to be helpful at all stages of projects implementation.

Denis Zhuravskiy

CEO, Association of Industrial Parks of Russia

GENERAL INFORMATION ABOUT LENINGRAD REGION

Leningrad region **S** – **83,9** thousand km²

RUSSIA



ADMINISTRATIVE AND TERRITORIAL DIVISION:

- 17 municipal districts
- 1 urban district
- 61 urban settlements
- 138 rural settlements

LARGEST TOWNS:

- Gatchina – 96 thousand people
- Vyborg – 80 thousand people
- Sosnovy Bor – 68 thousand people
- Vsevolozhsk – 68 thousand people

TRANSPORT HUB:

Seaports:

- Ust-Luga – 87.9 million tonnes of cargo
- Primorsk – 59.6 million tonnes of cargo
- Vysotsk – 17.5 million tonnes of cargo
- Vyborg – 1.6 million tonnes of cargo



Pulkovo Airport

Passenger traffic – 11.9 million people



POPULATION
1 778.9
THOUSAND PEOPLE



URBAN
POPULATION
1 142.4
THOUSAND PEOPLE

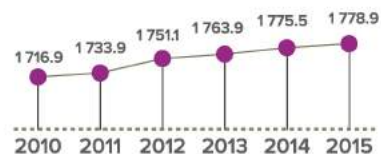


RURAL
POPULATION
636.5
THOUSAND PEOPLE

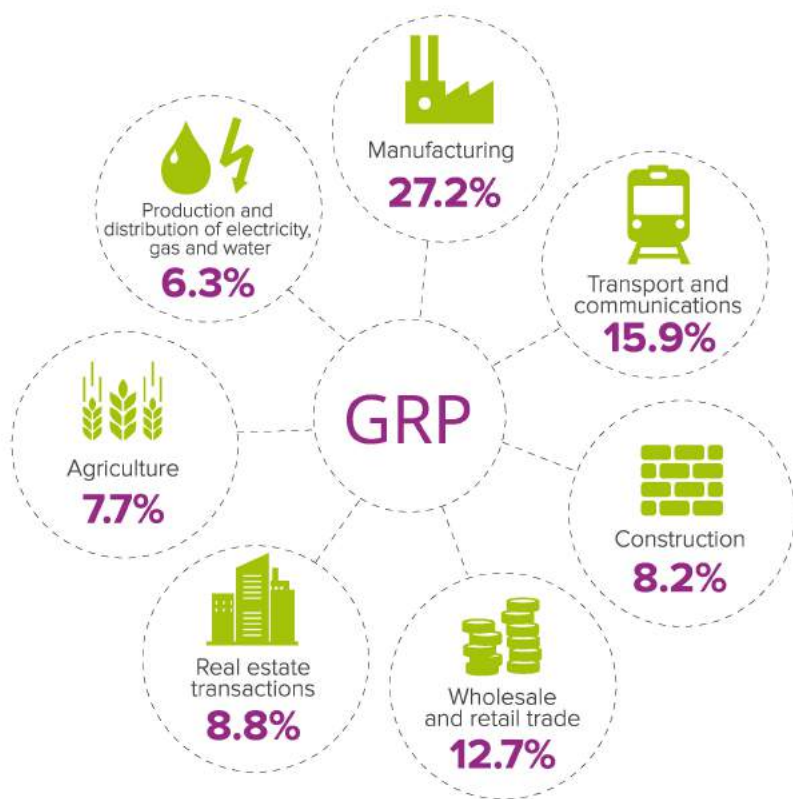


ECONOMICALLY
ACTIVE POPULATION
956
THOUSAND PEOPLE

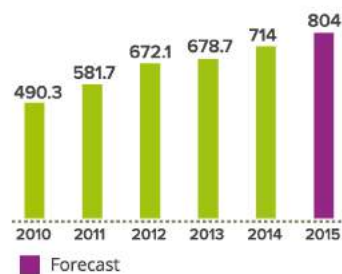
POPULATION CHANGE, THOUSAND PEOPLE:



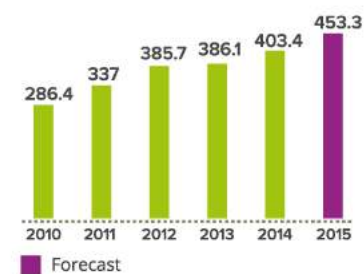
STRUCTURE OF GROSS REGIONAL PRODUCT



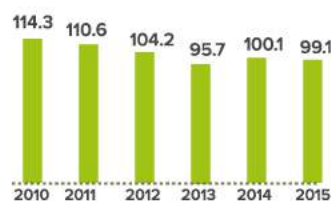
GRP, BILLION ₺



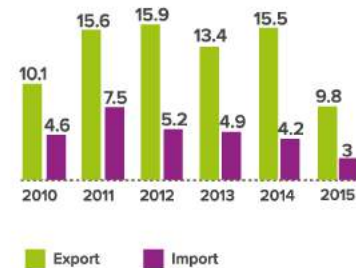
GRP PER CAPITA, THOUSAND ₺



INDEX OF INDUSTRIAL PRODUCTION, %



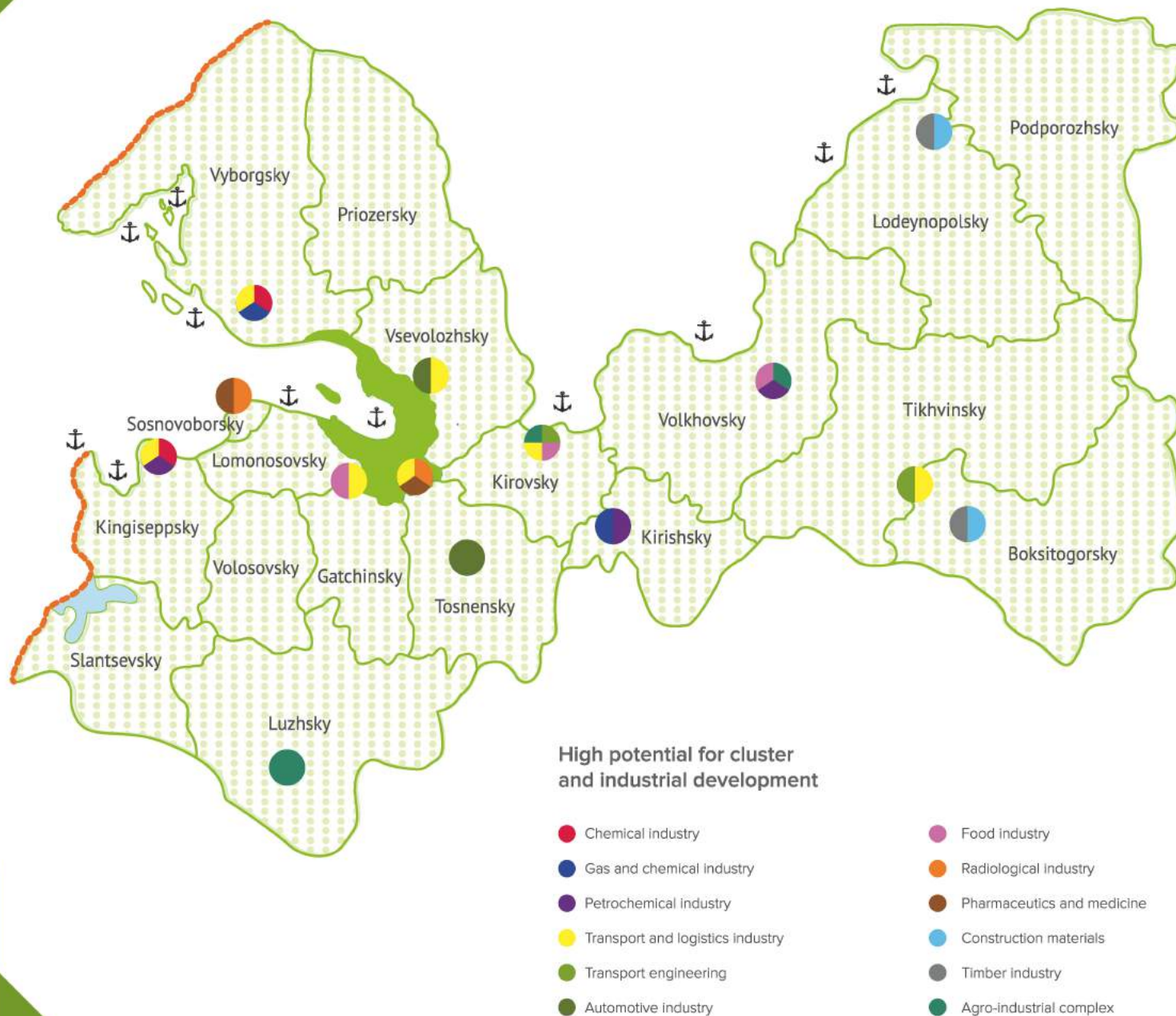
FOREIGN TRADE TURNOVER, BILLION \$



*other **12.3%**

ADVANTAGES OF INVESTING IN LENINGRAD REGION

MAP OF INDUSTRIAL COMPLEX OF LENINGRAD REGION



TRANSPORT AND LOGISTICS COMPLEX



Railways
3,000 km



Roads
over 22.5 thousand km



5 federal highways:
M-10 Russia, M-10 Scandinavia, M-11 Narva,
M-18 Kola, M-20 Pskov



Waterways
2,054 km

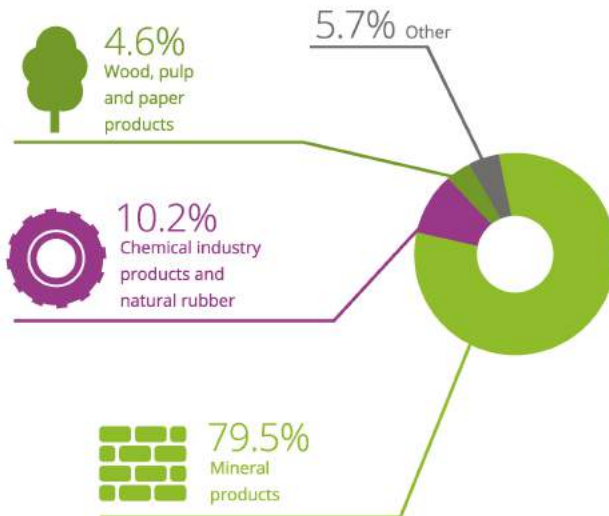


Oil pipelines
about 600 km



Gas pipelines
2,200 km

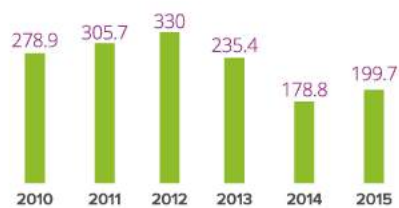
COMMODITY STRUCTURE OF EXPORT (2015)



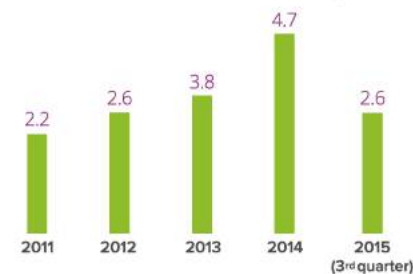
COMMODITY STRUCTURE OF IMPORT (2015)



INVESTMENT IN FIXED CAPITAL, BILLION ₺



FOREIGN DIRECT INVESTMENT, BILLION \$



REVIEW OF INDUSTRIAL PARKS OF LENINGRAD REGION

3 STATE AND 10 PRIVATE INDUSTRIAL PARKS



area/available area



distance to Saint Petersburg



Industrial Park
Greenstate



114.9/43 ha



1 km



UST-LUGA
INDUSTRIAL PARK



2,579/2,498 ha



131 km



Ust-Luga



1,276/1,179 ha



95 km



NANOPARK
GATCHINA



12.3/10.3 ha



9 km



DONI-VEREVO
Industrial Park



232/183 ha



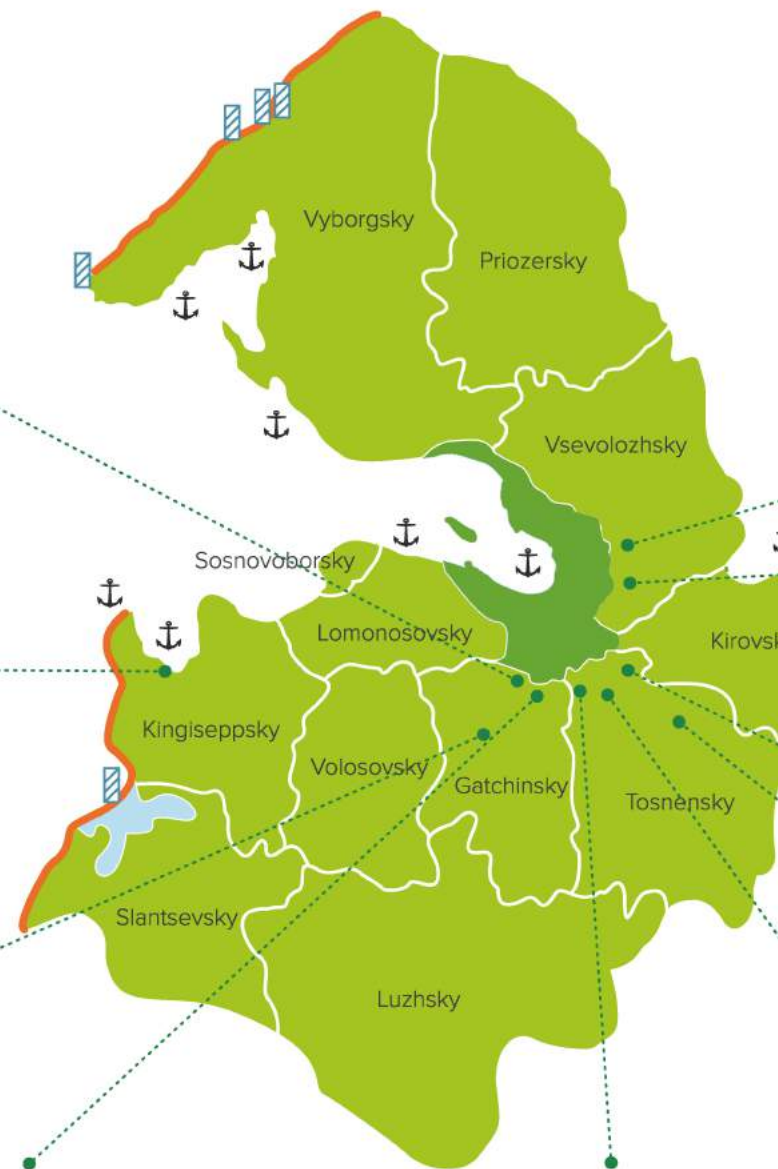
1 km

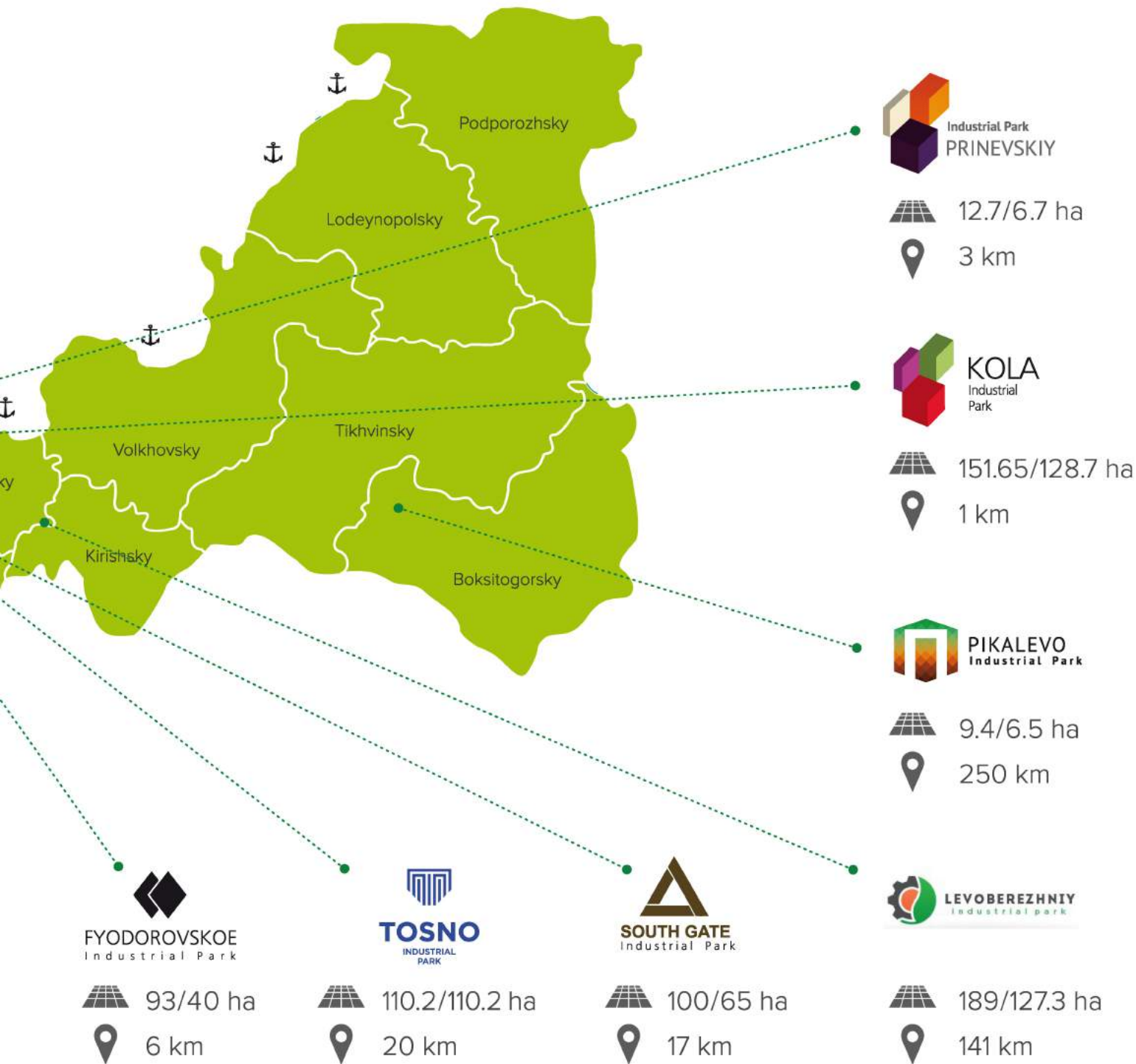


763/591 ha



6 km





BUSINESS SUPPORT MEASURES IN LENINGRAD REGION

BENEFITS FOR INVESTORS

Law of Leningrad region of 29.12.2012 No.113

On Government Support for Organizations Carrying Out Investment Activity in Leningrad Region and Amending Certain Legal Acts of Leningrad Region.

Timeframe for reviewing, approving and signing an agreement for provision of government support for organizations – 35 days.



BENEFITS ARE GRANTED FROM 4 TO 8 YEARS

BENEFITS FOR INDUSTRIAL PARKS

Law of Leningrad region of 28.07.2014 No.52

On Measures of Government Support for Creation and Development of Industrial Parks in Leningrad Region.

Tax benefits and preferential rate on land rent are provided to organizations developing industrial parks in Leningrad region.



BENEFITS ARE GRANTED FROM 1 TO 6 YEARS

BENEFITS FOR TRADING ACTIVITY

Law of Leningrad region of 08.04.2002 No.10

On Measures of Government Support for Trading Activity in Leningrad Region

TRADERS RECEIVE:

CORPORATE TAX BENEFITS
(13.5% instead of 18% is included in the budget of Leningrad region)



SUBSIDIES:

INCOME OF ORGANIZATION

up to 10 million RUB

from 10 million RUB to 60 million RUB

from 60 million RUB to 100 million RUB

from 100 million RUB

SUBSIDY

10% of corporate tax

135 thousand RUB and 20% of corporate tax

1,485 thousand RUB and 30% of corporate tax

3,105 thousand RUB and 35% of corporate tax

INVESTMENT PROJECT SUPPORT ON “ONE-STOP-SHOP” PRINCIPLE

Investors face various challenges while implementing investment projects: from necessity to explore and assess market to interaction with regional authorities and receiving required permits. These issues are especially relevant because of national features of doing business in Russia for foreign companies.

In order to provide **maximum support for business and investors** the **Front office for investor relations of the Administration of Leningrad region** was established in the region.

FOCUS AREAS OF FRONT OFFICE



INFORMATIONAL AND CONSULTING SUPPORT:

- information about measures of government support
- information about human resources
- other information required for implementation of investment projects





































































SELECTION OF A LAND PLOT ACCORDING TO REQUIREMENTS OF PROJECTS:

- industrial parks
- greenfield/brownfield
- state property
- organization of investment sites examination



ASSISTANCE IN PROCEDURES OF INFRASTRUCTURAL SUPPORT:

- analysis of the possibilities of engineering and transport maintenance of a land plot
- cost and procedures for provision of required communications and transport accesses
- information about tariffs, etc.

Name of industrial park	Certificate of Association of Industrial Parks												
	Preparedness	Greenfield/Brownfield	Area of industrial park (ha)	Electric power (MW)	Gas supply (million m ³ /year)	Water supply (m ³ /day)	Rail connection	Sale of land	Land lease	Buildings for rent	Build-to-suit	Contacts	
Greenstate	Already operating		Gr	114.9	26.6	38.9	3,000						+7 (812) 448 98 55 www.yit-greenstate.com
Levoberezhniy	Already operating		Br	189	47	38	15,600						+7 (911) 977 48 01 www.parkind.ru
Prinevskiy	Already operating		Gr	12.7	0.75								+7 (812) 334 82 03 www.tellus-group.ru
Fyodorovskoe	Already operating		Gr	93	63	13.7	420						+ 7 (911) 999 90 72 www.fedprom.ru
North-West Nanotechnology Centre	Under construction		Gr	12.3	5.4	10.25	240						+7 (812) 644 01 24 www.lenoblinvest.ru
Kola	Under construction		Gr	151.65	4	13,500	600						+7 (812) 334 82 03 www.tellus-group.ru
Pikalevo	Under construction		Gr	9.4	7.2	5.5	300						+7 (812) 644 01 24 www.lenoblinvest.ru
South Gates	Under construction		Gr	100	13	1.916	256.55						+7 (812) 454 12 22 www.sogate.ru
Doni-Verevo	Projected		Gr	232	10	12.7	2,331						+7 (812) 332 11 00 www.doni-verevo.ru
M10	Projected		Gr	763	10	5-17	250						+7 (812) 334 97 33 www.mcm10.ru
Tosno	Projected		Gr	110.2	17.22	30	1,000						+7 (812) 644 01 24 www.lenoblinvest.ru
Ust-Luga	Projected		Gr	2,579	700	7,000	75,000						+7 (812) 401 60 88 www.ust-luga.ru
Ust-Luga Multimodal Complex	Projected		Br	1,276	200	4,130	1,000						+7 (812) 332 94 50 www.ust-luga-mmс.ru



TYPES OF INDUSTRIAL PARKS:



PROJECTED



UNDER CONSTRUCTION



ALREADY OPERATING

GREENSTATE INDUSTRIAL PARK



ALREADY OPERATING

Logistics complexes, food production, mechanical engineering, equipment production

Total **S** – **114.9** ha
Available **S** – **43** ha (40 ha)



Location:
2B Volkhonskoye highway, Gorelovo industrial zone,
Lomonosovsky district, Leningrad region



Type of industrial park:
greenfield



GORIGO Logistics Centre
S – 18.9 ha

PONSSE

Ponsse
(maintenance of forest machinery)
S – 0.7 ha



Atria Pit-Product
(meat processing plant)
S – 16.6 ha

SIEMENS

Siemens Gas Turbine Technologies
(production of gas turbines)
S – 4.4 ha



SMC Pneumatic
(production of vacuum equipment and pneumatic systems)
S – 2.2 ha

DERMOSIL

Dermosil
(storage and packaging of cosmetic products)



Trier SPb
(production of dry mixes for bakeries)
S – 1.88 ha

Saint Petersburg – 1 km

- Available S
- Occupied S
- Engineering premises
- Existing roads
- Railways



Nearest highway

800 m to Volkhonskoye highway
1 km to Tallinskoye highway and St.Petersburg Ring Road
9 km to Kievskoye highway



Distance to Pulkovo Airport
15 km



Distance to a riverport
Riverport of Saint Petersburg – **22 km**

Distance to a seaport
Seaport of Saint Petersburg – **16 km**



Joining to railways

Yes

Availability of railways

Railway along the northern boundary of the industrial park

ENGINEERING INFRASTRUCTURE

CURRENT INDICES

1 LAND PLOT

1.1	Land use category	land designated for industrial, power generation, transport, telecommunications, radio-broadcasting, television broadcasting, space industry, national defence, and security use and land with other special designated uses
1.2	Permitted use of the land plot	for construction of industrial facilities, trade and service objects, including those with office premises, objects of engineering infrastructure, of transport and logistics, research centres
1.3	Allowable hazard class	3 (sanitary zone not more than 100 m), 4, 5

2 INDUSTRIAL/OFFICE REAL ESTATE

2.1	Existing production and storage facilities (m ²)	35,500 (owned by the residents of the industrial park)
2.2	Area of available industrial real estate (m ²)	–
2.3	Maximum height of available premises (up to trusses, m)	–
2.4	Existing office real estate (m ²)	13,500 m ² – office building of Siemens Gas Turbine Technologies
2.5	Area of available office real estate (m ²)	–

3 ELECTRIC POWER SUPPLY

3.1	Electric power (MW)	26.6
3.2	Available electric power (MW)	8.5
3.3	Sources of electric power	substation N°222 (PES OJSC)

4 GAS SUPPLY

4.1	Gas supply capacity (million m ³ /year)	38.9 (for needs of boiler house)
4.2	Available gas supply (million m ³ /year)	–

5 HEAT SUPPLY

5.1	Heat energy capacity (Gcal/hour)	26.66
5.2	Available heat energy (Gcal/hour)	16.45
5.3	Source of heat energy	automatic gas boiler

6 WATER SUPPLY

6.1	Water supply capacity (m ³ /day)	3,000
6.2	Available water supply capacity (m ³ /day)	470
6.3	Source of water supply	Vodokanal of St.Petersburg, SUE

7 WASTEWATER DISPOSAL (DOMESTIC)

7.1	Wastewater disposal capacity (m ³ /day)	2,550
7.2	Available wastewater disposal capacity (m ³ /day)	399.5
7.3	Source of wastewater disposal	Vodokanal of St.Petersburg, SUE

8 WASTEWATER DISPOSAL (STORMWATER)

8.1	Source of stormwater disposal	wastewater treatment plants owned by YIT Saint Petersburg
8.2	Stormwater disposal capacity (litre/second)	is determined depending on location of a land plot
8.3	Available stormwater disposal capacity (litre/second)	is determined depending on location of a land plot
8.4	Description of wastewater treatment plants	ground and roof storm drain purifying water drained to the Chernaya river

SOCIAL INFRASTRUCTURE

9 LABOUR FORCE

9.1	Nearest settlements, name and distance to them	Saint Petersburg
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	about 700 thousand people
9.4	Level of registered unemployment in municipal district	0.27%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	34,279

10 SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK

10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	yes
10.5	Hotels for personnel of industrial park	yes
10.6	Conference hall, business zones	yes
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	yes

LEVOBEREZHNIY INDUSTRIAL PARK



Total **S** – 189 ha

Available **S** – 127.3 ha



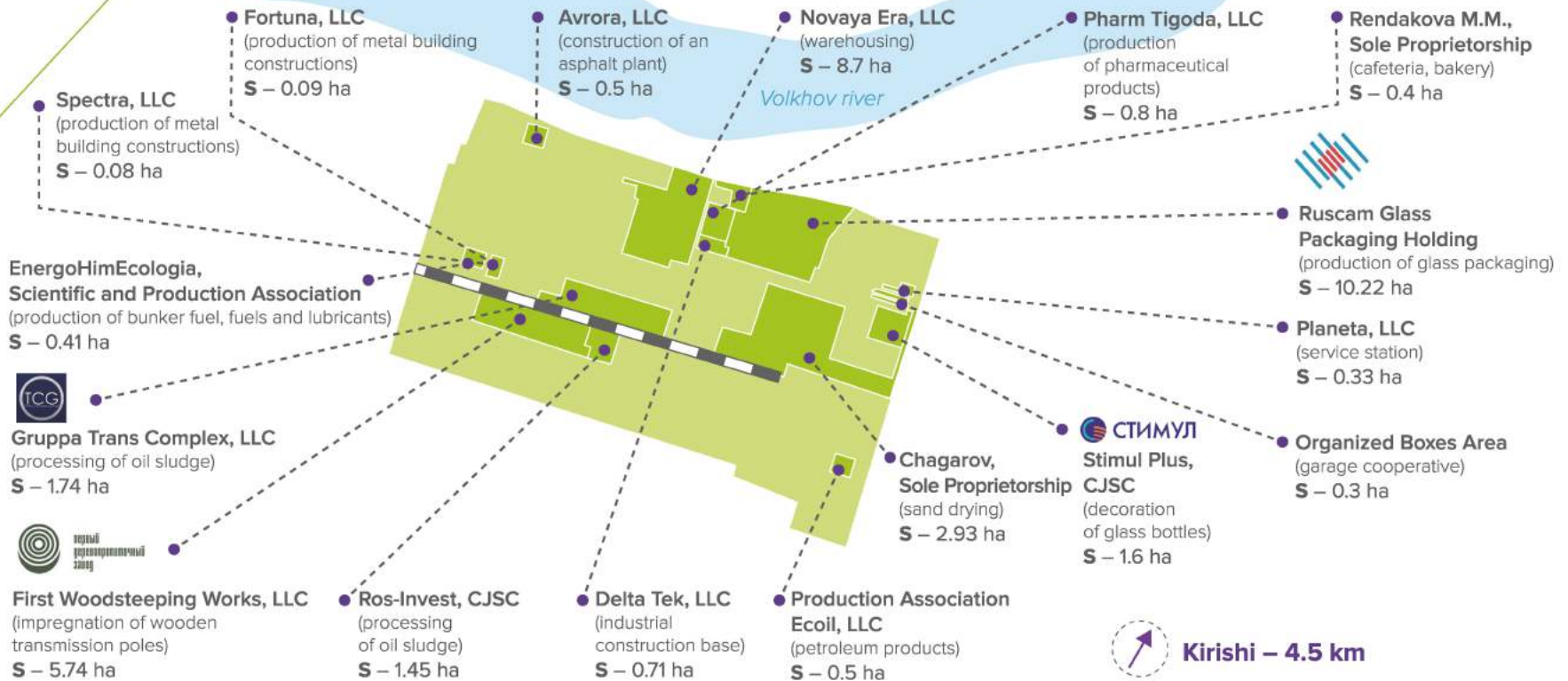
Location:

11 Volkhovskoye highway, Kirishi,
Kirishsky municipal district, Leningrad region



Type of industrial park:

brownfield



Kirishi – 4.5 km

Saint Petersburg – 141 km

- Available S
- Occupied S
- Engineering premises
- Railways



Nearest highway

0 km to federal highway
A-115 Zuevo – Novaya Ladoga



Distance to Pulkovo Airport

140 km



Distance to a riverport

Novgorod port – 90 km

Distance to a seaport

Seaport of Saint Petersburg – 150 km



Joining to railways

Yes

Availability of railways

Yes

Kirishskaya Servisnaya Kompaniya, LLC

+7 (911) 977 48 01

www.parkind.ru

ENGINEERING INFRASTRUCTURE

CURRENT INDICES

1 LAND PLOT

1.1	Land use category	industrial lands
1.2	Permitted use of the land plot	zone of production facilities P-1
1.3	Allowable hazard class	1, 2, 3, 4, 5

2 INDUSTRIAL/OFFICE REAL ESTATE

2.1	Existing production and storage facilities (m ²)	25,000
2.2	Area of available industrial real estate (m ²)	20,000
2.3	Maximum height of available premises (up to trusses, m)	18
2.4	Existing office real estate (m ²)	2,600
2.5	Area of available office real estate (m ²)	2,300

3 ELECTRIC POWER SUPPLY

3.1	Electric power (MW)	47
3.2	Available electric power (MW)	38
3.3	Sources of electric power	substation 229 110/6 Levoberezhnaya

4 GAS SUPPLY

4.1	Gas supply capacity (million m ³ /year)	38
4.2	Available gas supply (million m ³ /year)	1

5 HEAT SUPPLY

5.1	Heat energy capacity (Gcal/hour)	–
5.2	Available heat energy (Gcal/hour)	–
5.3	Source of heat energy	Kirishi Power Station, 3 km from the land plot

6 WATER SUPPLY

6.1	Water supply capacity (m ³ /day)	15,600
6.2	Available water supply capacity (m ³ /day)	15,000
6.3	Source of water supply	the Volkhov river, own water intake

7 WASTEWATER DISPOSAL (DOMESTIC)

7.1	Wastewater disposal capacity (m ³ /day)	3,000
7.2	Available wastewater disposal capacity (m ³ /day)	2,000
7.3	Source of wastewater disposal	own water discharge to the Volkhov river

8 WASTEWATER DISPOSAL (STORMWATER)

8.1	Source of stormwater disposal	–
8.2	Stormwater disposal capacity (litre/second)	20
8.3	Available stormwater disposal capacity (litre/second)	20
8.4	Description of wastewater treatment plants	complex of stormwater treatment plants Damba by research and production enterprise Polhim

SOCIAL INFRASTRUCTURE

9 LABOUR FORCE

9.1	Nearest settlements, name and distance to them	Kirishi, Glazhevo, Budogosch
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	30 thousand people
9.4	Level of registered unemployment in municipal district	0.56%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	43,374

10 SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK

10.1	Housing for personnel of industrial park	no
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no
10.5	Hotels for personnel of industrial park	yes
10.6	Conference hall, business zones	no
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	yes

PRINEVSKIY INDUSTRIAL PARK



ALREADY OPERATING

Total **S** – **12.7** ha
Available **S** – **6.3** ha



Location:
Plot Novosergievka, Zanevskoye rural settlement,
Vsevoiozhsky municipal district, Leningrad region



Type of industrial park:
greenfield



Nearest highway
3 km to St.Petersburg Ring Road



Distance to Pulkovo Airport
35 km



Distance to a riverport
Passenger riverport of Saint Petersburg – 11 km

Distance to a seaport
Big Port Saint Petersburg – 25 km



Joining to railways
No

Availability of railways
No

Management Company
Prinevskiy Tehnopark, LLC
+7 (812) 334 82 03
www.tellus-group.ru

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	industrial land
1.2	Permitted use of the land plot	construction of the industrial park
1.3	Allowable hazard class	4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	– / 50,000
2.2	Area of available industrial real estate (m ²)	–
2.3	Maximum height of available premises (up to trusses, m)	–
2.4	Existing office real estate (m ²)	–
2.5	Area of available office real estate (m ²)	–
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	0.745
3.2	Available electric power (MW)	0.745
3.3	Sources of electric power	integrated transformer substation
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	–
4.2	Available gas supply (million m ³ /year)	–
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	–
5.2	Available heat energy (Gcal/hour)	–
5.3	Source of heat energy	–
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	–
6.2	Available water supply capacity (m ³ /day)	–
6.3	Source of water supply	–
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	–
7.2	Available wastewater disposal capacity (m ³ /day)	–
7.3	Source of wastewater disposal	–
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	–
8.2	Stormwater disposal capacity (litre/second)	–
8.3	Available stormwater disposal capacity (litre/second)	–
8.4	Description of wastewater treatment plants	–

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Novosergievka
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	2,757 thousand people
9.4	Level of registered unemployment in municipal district	0.21%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	41,621
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	no/yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no
10.5	Hotels for personnel of industrial park	no
10.6	Conference hall, business zones	no
10.7	Sports facilities	no
10.8	Cafeteria, café in industrial park	no

FYODOROVSKOE INDUSTRIAL PARK



ALREADY OPERATING

General industrial park

Total **S** – 93 ha

Available **S** – 40 ha



Type of industrial park:
greenfield



Location:

Plot Izhorets, near Moskovskoye highway and Saint Petersburg, residential area Fyodorovskoe, Tosnensky municipal district, Leningrad region



Saint Petersburg – 6 km

- Available **S**
- Occupied **S**
- Engineering premises
- Existing roads



Nearest highway

7 km federal highway M-10 Russia



Distance to Pulkovo Airport

22 km



Distance to a riverport

Passenger riverport of Saint Petersburg – 32 km



Distance to a seaport

Seaport of Saint Petersburg – 60 km



Joining to railways

No

Availability of railways

No

ENGINEERING INFRASTRUCTURE

CURRENT INDICES

1	LAND PLOT	
1.1	Land use category	residential land
1.2	Permitted use of the land plot	for placement of industrial enterprises with public and business buildings
1.3	Allowable hazard class	3, 4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	12,000
2.2	Area of available industrial real estate (m ²)	–
2.3	Maximum height of available premises (up to trusses, m)	18
2.4	Existing office real estate (m ²)	1,500
2.5	Area of available office real estate (m ²)	–
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	63
3.2	Available electric power (MW)	up to 40
3.3	Sources of electric power	substation Vostok, 63 MW
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	137
4.2	Available gas supply (million m ³ /year)	10
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	–
5.2	Available heat energy (Gcal/hour)	–
5.3	Source of heat energy	–
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	420
6.2	Available water supply capacity (m ³ /day)	340
6.3	Source of water supply	artesian wells
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	up to 225
7.2	Available wastewater disposal capacity (m ³ /day)	150
7.3	Source of wastewater disposal	–
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	wastewater treatment plants at the plots of the residents
8.2	Stormwater disposal capacity (litre/second)	–
8.3	Available stormwater disposal capacity (litre/second)	–
8.4	Description of wastewater treatment plants	–

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Annolovo
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	3 thousand people
9.4	Level of registered unemployment in municipal district	0.26%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	35,025
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no
10.5	Hotels for personnel of industrial park	yes
10.6	Conference hall, business zones	yes
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	no/yes

NORTH-WEST NANOTECHNOLOGY CENTRE INDUSTRIAL PARK



UNDER CONSTRUCTION

Nanotechnology, nanomaterials, nanoelectronics, radiation technologies, biotechnologies, pharmaceutical and medical industry, other hi-tech production plants

Total **S** – **12.3** ha, planned area **17.0** ha

Available **S** – planned area **10.3** ha



Location:

20 Pushkinskoye highway, Gatchina, Gatchinskoye urban settlement, Gatchinsky municipal district, Leningrad region

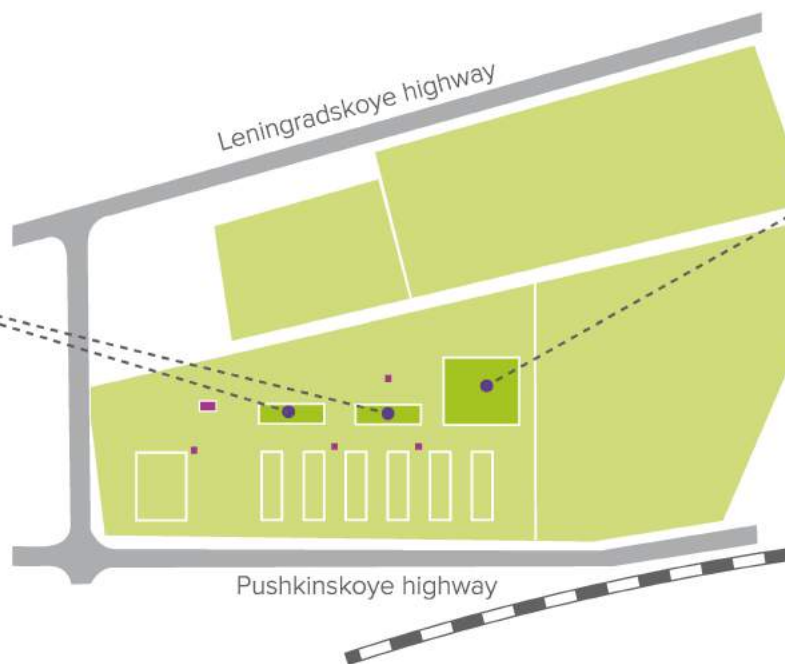


Type of industrial park:
greenfield



C3ЦТТ

North-West Technology Transfer Center
(nanotechnology start-ups)
S – 2,600 m²



E-Government Operator, Government Institution of Leningrad region
(data processing centre)
S – 3,200 m²



Gatchina – 0 km



Saint Petersburg – 19 km

- Available S
- Occupied S
- Engineering premises
- Existing roads
- Railways



Nearest highway

0.1 km to Pushkinskoye highway



Distance to Pulkovo Airport

30 km



Joining to railways

No



Distance to a riverport

Leningrad riverport – **52** km

Availability of railways

No

Distance to a seaport

Seaport of Saint Petersburg – **40** km
Commercial Seaport Ust-Luga – **130** km

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	residential land
1.2	Permitted use of the land plot	design and construction of North-West Nanotechnology Centre
1.3	Allowable hazard class	5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	- / 10,384
2.2	Area of available industrial real estate (m ²)	- / 7,788
2.3	Maximum height of available premises (up to trusses, m)	- / 7.5
2.4	Existing office real estate (m ²)	- / 4,856
2.5	Area of available office real estate (m ²)	- / 2,400
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	- / 5.377 (increase to 13.4 is possible)
3.2	Available electric power (MW)	- / 3.9
3.3	Sources of electric power	- / block complete transformer substations 2BKTP 1-10/0.4, kV 2x1,600 kVA; 2BKTP 2-10/0.4, kV 2x1,600 kVA; 2BKTP 3-10/0.4, kV 2x1,000 kVA; 2BKTP 4-10/0.4, kV 2x1,250 kVA
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	- / 10.25
4.2	Available gas supply (million m ³ /year)	-
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	- / 8.59
5.2	Available heat energy (Gcal/hour)	- / 7.4
5.3	Source of heat energy	- / gas boiler
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	- / 240
6.2	Available water supply capacity (m ³ /day)	- / 136
6.3	Source of water supply	- / town water supply system, municipal unitary enterprise Vodokanal (NPS 225 mm)
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	- / 240
7.2	Available wastewater disposal capacity (m ³ /day)	- / 136
7.3	Source of wastewater disposal	- / municipal unitary enterprise Vodokanal, Gatchina
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	- / municipal unitary enterprise Vodokanal, Gatchina
8.2	Stormwater disposal capacity (litre/second)	- / 160
8.3	Available stormwater disposal capacity (litre/second)	- / 55
8.4	Description of wastewater treatment plants	- / town sewerage system
SOCIAL INFRASTRUCTURE		
9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Gatchina, Pushkin, Pavlovsk, Saint Petersburg
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	246 thousand people (Gatchinsky municipal district)
9.4	Level of registered unemployment in municipal district	0.4%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	34,279
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no
10.5	Hotels for personnel of industrial park	no
10.6	Conference hall, business zones	no/yes
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	no/yes

KOLA INDUSTRIAL PARK

Total **S** – **151.65** ha
Available **S** – **128.7** ha



Location:

Intersection of Murmanskoye highway (right side) and St.Petersburg Ring Road, Sverdlovskoye rural settlement, Vsevolozhsky municipal district, Leningrad region



Type of industrial park:
greenfield



UNDER CONSTRUCTION



Saint Petersburg – 1 km

- Available S
- Occupied S
- Engineering premises
- Existing roads



Nearest highway

0 km to St.Petersburg Ring Road and federal highway P-21 Kola



Distance to Pulkovo Airport

22 km



Distance to a riverport

Passenger riverport of Saint Petersburg – 6 km

Distance to a seaport

Seaport of Saint Petersburg – 20 km



Joining to railways

No

Availability of railways

No

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	industrial land
1.2	Permitted use of the land plot	for placement of Kola Industrial Park
1.3	Allowable hazard class	4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	- / 554,000
2.2	Area of available industrial real estate (m ²)	- / 554,000
2.3	Maximum height of available premises (up to trusses, m)	-
2.4	Existing office real estate (m ²)	- / 5,310
2.5	Area of available office real estate (m ²)	- / 5,100
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	- / 35
3.2	Available electric power (MW)	- / 35
3.3	Sources of electric power	- / mixed
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	- / 13,500
4.2	Available gas supply (million m ³ /year)	- / 4,000
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	- / 49
5.2	Available heat energy (Gcal/hour)	- / 49
5.3	Source of heat energy	- / own source
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	- / 1,500
6.2	Available water supply capacity (m ³ /day)	- / 1,500
6.3	Source of water supply	- / Vodokanal of Saint Petersburg, SUE
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	- / 1,500
7.2	Available wastewater disposal capacity (m ³ /day)	- / 1,500
7.3	Source of wastewater disposal	- / Vodokanal of Saint Petersburg, SUE
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	- / wastewater treatment plants
8.2	Stormwater disposal capacity (litre/second)	-
8.3	Available stormwater disposal capacity (litre/second)	-
8.4	Description of wastewater treatment plants	-

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Saint Petersburg
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	2,757 thousand people
9.4	Level of registered unemployment in municipal district	0.21%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	41,621
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	no / yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no / yes
10.5	Hotels for personnel of industrial park	no
10.6	Conference hall, business zones	no / yes
10.7	Sports facilities	no
10.8	Cafeteria, café in industrial park	no / yes

PIKALEVO INDUSTRIAL PARK



UNDER CONSTRUCTION

Light, food industry, production of building materials, industrial assembly of equipment and other production plants

Total **S** – **9.4** ha

Available **S** – planned area **6.5** ha



Location:

Territory between the former road to Samoylovo and road Vologda – Novaya Ladoga, behind the residential area Obrino, Pikalevo, Pikalevskoe urban settlement, Boksitogorsky municipal district, Leningrad region



Type of industrial park:
greenfield



Nearest highway

1 km to Spryamlennoye highway
3 km to federal highway
A-114 Vologda – Novaya Ladoga



Distance to Pulkovo Airport

270 km



Distance to a riverport

Leningrad riverport – **250** km

Distance to a seaport

Seaport of Saint Petersburg – **270** km
Commercial Seaport Ust-Luga – **420** km



Joining to railways

No

Availability of railways

No

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	residential land
1.2	Permitted use of the land plot	design and construction of Pikalevo Industrial Park
1.3	Allowable hazard class	3, 4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	- / up to 7,740
2.2	Area of available industrial real estate (m ²)	- / up to 3,870
2.3	Maximum height of available premises (up to trusses, m)	- / 7.5
2.4	Existing office real estate (m ²)	-
2.5	Area of available office real estate (m ²)	-
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	- / up to 7.2 (1.2 at the first phase)
3.2	Available electric power (MW)	- / up to 6
3.3	Sources of electric power	- / block complete transformer substation 2BKTP-10/0.4 kV, 2x1,250 kVA
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	- / 5.5
4.2	Available gas supply (million m ³ /year)	- / 4.5
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	- / 3.92
5.2	Available heat energy (Gcal/hour)	- / 3.15
5.3	Source of heat energy	- / gas boiler
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	- / 300
6.2	Available water supply capacity (m ³ /day)	- / 276.6
6.3	Source of water supply	- / town water supply system, municipal unitary enterprise Vodokanal
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	- / 36
7.2	Available wastewater disposal capacity (m ³ /day)	- / 12.6
7.3	Source of wastewater disposal	- / town sewerage system, municipal unitary enterprise Vodokanal
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	- / municipal unitary enterprise Vodokanal
8.2	Stormwater disposal capacity (litre/second)	- / 65
8.3	Available stormwater disposal capacity (litre/second)	- / 45.2
8.4	Description of wastewater treatment plants	- / local wastewater treatment plants with water discharge to the land relief

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Pikalevo, Boksitogorsk, Tikhvin
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	about 100 thousand people
9.4	Level of registered unemployment in municipal district	1.16%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	31,341
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no / no
10.5	Hotels for personnel of industrial park	yes
10.6	Conference hall, business zones	no / no
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	no / no

SOUTH GATES INDUSTRIAL PARK



UNDER CONSTRUCTION

Construction, operation and maintenance of objects of general engineering and transport infrastructure

Total **S** – **100** ha

Available **S** – **65** ha



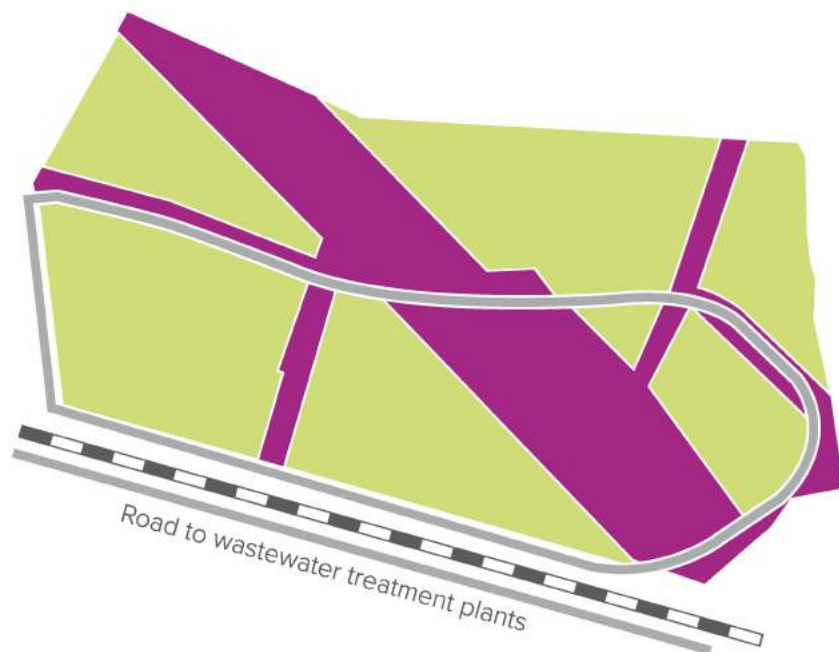
Location:

Industrial zone N°3, Kommunar,
Kommunarskoye urban settlement,
Gatchinsky municipal district, Leningrad region



Type of industrial park:

greenfield



Kommunar – 2 km



Saint Petersburg – 17 km

 Available S

 Occupied S

 Engineering premises

 Existing roads

 Railways



Nearest highway

17 km to Kievskoye highway
17 km to Moskovskoye highway



Distance to Pulkovo Airport

10 km



Joining to railways

No



Distance to a seaport

Seaport of Saint Petersburg – **36 km**

Availability of railways

No

South Gates, LLC
+7 (812) 454 12 22
www.sogate.ru

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	residential land
1.2	Permitted use of the land plot	for manufacturing, transport and logistics facilities, warehouses up to 3 hazard class
1.3	Allowable hazard class	3, 4, 5

2 INDUSTRIAL/OFFICE REAL ESTATE

2.1	Existing production and storage facilities (m ²)	–
2.2	Area of available industrial real estate (m ²)	–
2.3	Maximum height of available premises (up to trusses, m)	–
2.4	Existing office real estate (m ²)	–
2.5	Area of available office real estate (m ²)	–

3 ELECTRIC POWER SUPPLY

3.1	Electric power (MW)	– / 13
3.2	Available electric power (MW)	– / 13
3.3	Sources of electric power	– / condensing power plant, Lenenergo, 13

4 GAS SUPPLY

4.1	Gas supply capacity (million m ³ /year)	– / 1.916
4.2	Available gas supply (million m ³ /year)	– / 1.916

5 HEAT SUPPLY

5.1	Heat energy capacity (Gcal/hour)	– / 18.91
5.2	Available heat energy (Gcal/hour)	– / 18.91
5.3	Source of heat energy	– / South Gates, LLC

6 WATER SUPPLY

6.1	Water supply capacity (m ³ /day)	– / 256.55
6.2	Available water supply capacity (m ³ /day)	– / 256.55
6.3	Source of water supply	– / LOKS, JSC

7 WASTEWATER DISPOSAL (DOMESTIC)

7.1	Wastewater disposal capacity (m ³ /day)	– / 214.79
7.2	Available wastewater disposal capacity (m ³ /day)	– / 214.79
7.3	Source of wastewater disposal	– / South Gates, LLC

8 WASTEWATER DISPOSAL (STORMWATER)

8.1	Source of stormwater disposal	– / South Gates, LLC
8.2	Stormwater disposal capacity (litre/second)	– / 300
8.3	Available stormwater disposal capacity (litre/second)	– / 300
8.4	Description of wastewater treatment plants	– / surface runoff treatment facilities with reservoirs

SOCIAL INFRASTRUCTURE

9 LABOUR FORCE

9.1	Nearest settlements, name and distance to them	Kommunar
9.2	Available transport connection between settlements and industrial park	– / yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	not limited
9.4	Level of registered unemployment in municipal district	0.4%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	34,279

10 SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK

10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no / yes
10.5	Hotels for personnel of industrial park	no / yes
10.6	Conference hall, business zones	no / yes
10.7	Sports facilities	no / yes
10.8	Cafeteria, café in industrial park	no / yes



DONI-VEREVO INDUSTRIAL PARK



PROJECTED

Mixed industrial park

Total **S** – 232 ha

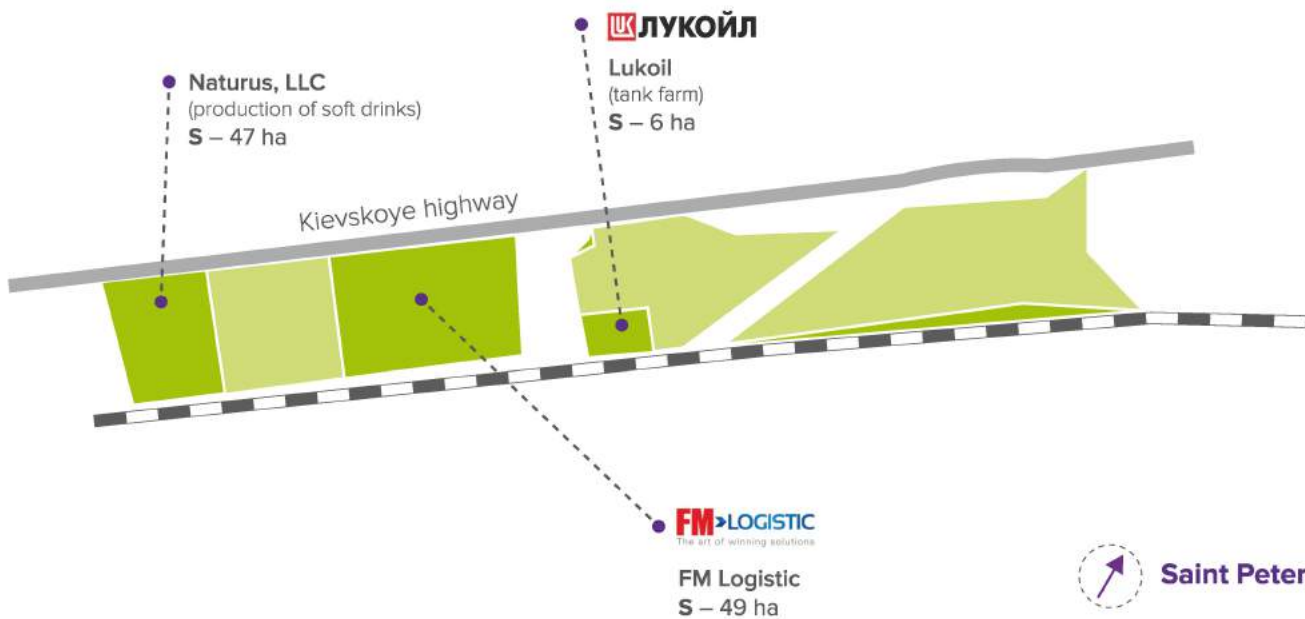
Available **S** – 183 ha

Type of industrial park:
greenfield



Location:

Plot 1, Doni-Verevo settlement, Verevskoye rural settlement, Gatchinsky municipal district, Leningrad region



Saint Petersburg – 1 km



Nearest highway

0.1 km to Kievskoye highway



Distance to Pulkovo Airport

5 km



Joining to railways

Yes



Distance to a seaport

Seaport of Saint Petersburg – **22 km**

Availability of railways

Yes

1	LAND PLOT	
1.1	Land use category	land designated for industrial, transport, telecommunications use
1.2	Permitted use of the land plot	for placement of industrial, utility, infrastructural objects, warehouses
1.3	Allowable hazard class	4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	- / 100,000
2.2	Area of available industrial real estate (m ²)	-
2.3	Maximum height of available premises (up to trusses, m)	-
2.4	Existing office real estate (m ²)	-
2.5	Area of available office real estate (m ²)	-
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	10 / -
3.2	Available electric power (MW)	2.5 / 10
3.3	Sources of electric power	substation N°402 / substation N°402
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	12.7 / -
4.2	Available gas supply (million m ³ /year)	12.7 / -
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	- / 48
5.2	Available heat energy (Gcal/hour)	- / 48
5.3	Source of heat energy	- / individual modular boilers
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	2,331 / -
6.2	Available water supply capacity (m ³ /day)	2,331 / -
6.3	Source of water supply	Nevsky conduit / -
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	- / 2,184
7.2	Available wastewater disposal capacity (m ³ /day)	19,000 / 2,184
7.3	Source of wastewater disposal	water discharge points to the Ligovka river, Ligovsky Canal, the Izhora river / local wastewater treatment plants according to individual projects of residents
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	- / local wastewater treatment plants
8.2	Stormwater disposal capacity (litre/second)	1,280 / 1,280
8.3	Available stormwater disposal capacity (litre/second)	1,280 / 1,280
8.4	Description of wastewater treatment plants	- / local wastewater treatment plants according to individual projects of residents

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Gatchina
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	6 million people (Saint Petersburg and Gatchina)
9.4	Level of registered unemployment in municipal district	0.4%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	34,279
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no
10.5	Hotels for personnel of industrial park	no
10.6	Conference hall, business zones	no
10.7	Sports facilities	no
10.8	Cafeteria, café in industrial park	no

M10 INDUSTRIAL PARK

Manufacturing industrial park



Type of industrial park:
greenfield



- Available S
- Occupied S
- Existing roads

M10 Telmana



Location:
Telmana, Tosnensky municipal district,
Leningrad region

Total **S – 112** ha
Available **S – 50** ha



- Nearest highway**
4 km to federal highway M-10 Russia
- Distance to Pulkovo Airport**
32 km
- Distance to a riverport**
Leningrad riverport – 18 km
- Distance to a seaport**
Seaport of Saint Petersburg – 42 km

Saint Petersburg – 2 km

M10 Yam-Izhora



Location:
Yam-Izhora, Tosnensky municipal district,
Leningrad region

Total **S – 200** ha
Available **S – 130** ha



- Nearest highway**
0 km to federal highway M-10 Russia
- Distance to Pulkovo Airport**
25 km
- Distance to a riverport**
Leningrad riverport – 17 km
- Distance to a seaport**
Seaport of Saint Petersburg – 38 km

Saint Petersburg – 4 km

M10 Krasny Bor



Location:
Krasny Bor, Tosnensky municipal district,
Leningrad region

Total **S – 218** ha
Available **S – 200** ha



- Nearest highway**
0 km to federal highway M-10 Russia
- Distance to Pulkovo Airport**
27 km
- Distance to a riverport**
Leningrad riverport – 20 km
- Distance to a seaport**
Seaport of Saint Petersburg – 40 km

Saint Petersburg – 4 km

M10 Nikolskoye



Location:
Nikolskoye, Tosnensky municipal district,
Leningrad region

Total **S – 43** ha
Available **S – 31** ha



- Nearest highway**
9 km to federal highway M-10 Russia
- Joining to railways**
Yes
- Distance to Pulkovo Airport**
30 km
- Distance to a riverport**
Leningrad riverport – 10 km
- Distance to a seaport**
Seaport of Saint Petersburg – 42 km

Saint Petersburg – 10 km

M10 Pioneer



Location:
Pioneer, Tosnensky municipal district,
Leningrad region

Total **S – 190** ha
Available **S – 180** ha



- Nearest highway**
1 km to federal highway M-10 Russia
- Distance to Pulkovo Airport**
27 km
- Distance to a riverport**
Leningrad riverport – 17 km
- Distance to a seaport**
Seaport of Saint Petersburg – 40 km

Saint Petersburg – 0 km

Territorial Development
Agency M10, LLC
+7 (812) 334 97 33
www.mcm10.ru

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

		M10 Telmana	M10 Yam-Izhora	M10 Nikolskoye	M10 Pioner	M10 Krasny Bor
1	LAND PLOT					
1.1	Land use category	land designated for industrial, power generation, transport, telecommunications, radio-broadcasting, television broadcasting, space industry, national defence and security use and land with other special designated uses				residential land
1.2	Permitted use of the land plot	for placement of industrial enterprises				
1.3	Allowable hazard class	4, 5	4, 5	3, 4, 5	2, 3, 4, 5	3
2	INDUSTRIAL/OFFICE REAL ESTATE					
2.1	Existing production and storage facilities (m ²)	30,000 (warehouses)	19,000	- / 10,000	2,500	-
2.2	Area of available industrial real estate (m ²)	18,000 (warehouses)	10,000	- / 10,000	2,500	-
2.3	Maximum height of available premises (up to trusses, m)	6	6	- / 12	6	-
2.4	Existing office real estate (m ²)	2,000	-	- / 1,000	-	-
2.5	Area of available office real estate (m ²)	1,500	-	- / 1,000	-	-
3	ELECTRIC POWER SUPPLY					
3.1	Electric power (MW)	10	10	1 / 3	5	10 / 5
3.2	Available electric power (MW)	8	8	1 / 3	5	10 / 5
3.3	Sources of electric power	substation-510 Kolpino Pravoberezhnaya	substation 220 kV Slavyanka, substation-500	substation-52	substation 220 kV Slavyanka, substation-500	substation-500 110 kV
4	GAS SUPPLY					
4.1	Gas supply capacity (million m ³ /year)	17	17	5 / 10	8	10 / 17
4.2	Available gas supply (million m ³ /year)	14	14	5 / 10	8	10 / 17
5	HEAT SUPPLY					
5.1	Heat energy capacity (Gcal/hour)	-	-	- / gas boilers of the residents	-	- / gas boilers of the residents
5.2	Available heat energy (Gcal/hour)	-	-	- / gas boilers of the residents	-	- / gas boilers of the residents
5.3	Source of heat energy	autonomous gas boilers of the residents	autonomous gas boilers of the residents	- / gas boilers of the residents	autonomous gas boilers of the residents	- / gas boilers of the residents
6	WATER SUPPLY					
6.1	Water supply capacity (m ³ /day)	250	250	80 / 300	250	50 / 300
6.2	Available water supply capacity (m ³ /day)	130	130	80 / 300	130	50 / 300
6.3	Source of water supply	networks of Tosno Water Service Company	networks of Tosno Water Service Company	networks of Tosno Water Service Company	Nevsky conduit	networks of Tosno Water Service Company
7	WASTEWATER DISPOSAL (DOMESTIC)					
7.1	Wastewater disposal capacity (m ³ /day)	250	250	80 / 300	-	50 / 300
7.2	Available wastewater disposal capacity (m ³ /day)	130	130	80 / 300	-	50 / 300
7.3	Source of wastewater disposal	networks of Tosno Water Service Company	wastewater treatment plants of Interfom LLC	networks of Tosno Water Service Company	local wastewater treatment plants of residents	networks of Tosno Water Service Company
8	WASTEWATER DISPOSAL (STORMWATER)					
8.1	Source of stormwater disposal	local wastewater treatment plants of residents	local wastewater treatment plants of residents	- / local wastewater treatment plants of residents	-	- / local wastewater treatment plants of residents
8.2	Stormwater disposal capacity (litre/second)	-	-	-	-	-
8.3	Available stormwater disposal capacity (litre/second)	-	-	-	-	-
8.4	Description of wastewater treatment plants	-	-	-	-	-
	SOCIAL INFRASTRUCTURE					
9	LABOUR FORCE					
9.1	Nearest settlements, name and distance to them	Telmana	Telmana	Nikolskoye	Yam-Izhora	Krasny Bor
9.2	Available transport connection between settlements and industrial park	yes	yes	yes	yes	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	100 thousand people	100 thousand people	100 thousand people	100 thousand people	100 thousand people
9.4	Level of registered unemployment in municipal district	0.26%	0.26%	0.26%	0.26%	0.26%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	35,025	35,025	35,025	35,025	35,025
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK					
10.1	Housing for personnel of industrial park	yes	yes	yes	yes	yes
10.2	Shops	yes	yes	yes	yes	yes
10.3	Hospitals	yes	yes	yes	yes	yes
10.4	Recreation areas in industrial park	no / yes	no / yes	no / yes	no / yes	no / yes
10.5	Hotels for personnel of industrial park	no / yes	no / yes	no / yes	no / yes	no / yes
10.6	Conference hall, business zones	no / yes	no / yes	no / yes	no / yes	no / yes
10.7	Sports facilities	no / yes	no / yes	no / yes	no / yes	no / yes
10.8	Cafeteria, café in industrial park	no / yes	no / yes	no / yes	no / yes	no / yes

TOSNO INDUSTRIAL PARK



PROJECTED

Wide industrial specialization, priority directions – production of heating equipment, chemical production, mechanical engineering, production of building materials

Total **S** – **110.2** ha

Available **S** – planned area **71.6** ha

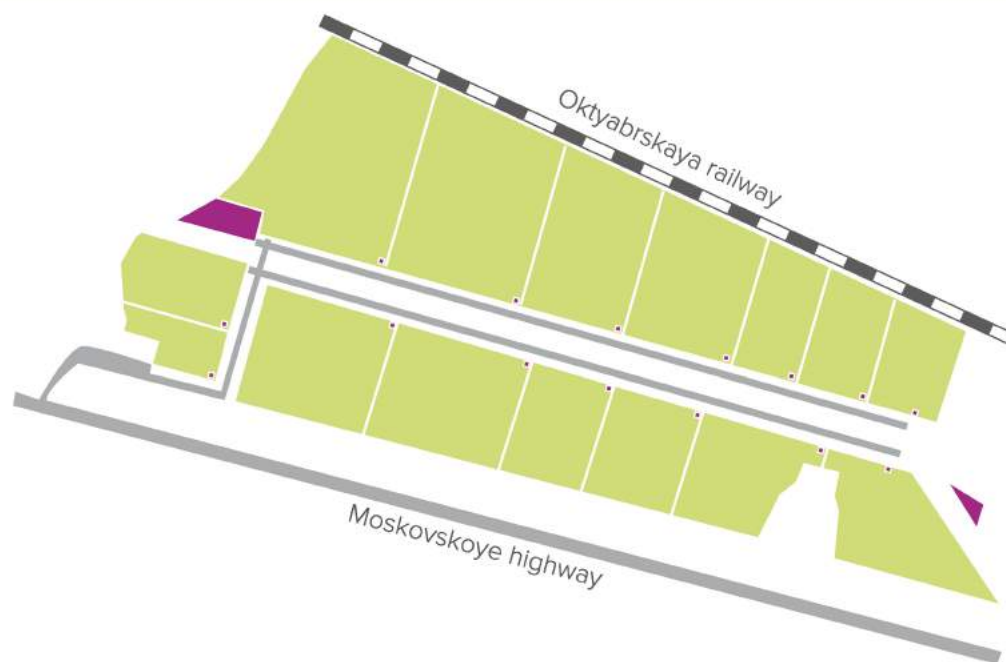


Location:

Residential areas №35, 47 and 49 of Sablino district forestry of Luban forestry, Tosnensky municipal district, Leningrad region



Type of industrial park:
greenfield



Tosno – 0.5 km



Saint Petersburg – 20 km

- Available S
- Occupied S
- Engineering premises
- Existing roads
- Railways



Nearest highway

0 km to Moskovskoye highway
4 km to federal highway M-10 Russia



Distance to Pulkovo Airport

44 km



Distance to a riverport

Leningrad riverport – 27 km

Distance to a seaport

Seaport of Saint Petersburg – 50 km
Commercial Seaport Ust-Luga – 180 km



Joining to railways

No

Availability of railways

No

ENGINEERING INFRASTRUCTURE

CURRENT INDICES / PLANNED INDICES

1 LAND PLOT

1.1	Land use category	industrial land
1.2	Permitted use of the land plot	- / design and construction of Tosno Industrial Park
1.3	Allowable hazard class	3, 4, 5

2 INDUSTRIAL/OFFICE REAL ESTATE

2.1	Existing production and storage facilities (m ²)	-
2.2	Area of available industrial real estate (m ²)	-
2.3	Maximum height of available premises (up to trusses, m)	-
2.4	Existing office real estate (m ²)	- / 1,200
2.5	Area of available office real estate (m ²)	-

3 ELECTRIC POWER SUPPLY

3.1	Electric power (MW)	- / 17.22
3.2	Available electric power (MW)	- / 16.7
3.3	Sources of electric power	- / substation 110 kV N°539 by Lenenergo OJSC

4 GAS SUPPLY

4.1	Gas supply capacity (million m ³ /year)	- / 30
4.2	Available gas supply (million m ³ /year)	- / 29.8

5 HEAT SUPPLY

5.1	Heat energy capacity (Gcal/hour)	-
5.2	Available heat energy (Gcal/hour)	-
5.3	Source of heat energy	-

6 WATER SUPPLY

6.1	Water supply capacity (m ³ /day)	- / 1,000
6.2	Available water supply capacity (m ³ /day)	- / 990
6.3	Source of water supply	- / LOKS OJSC, Nevsky Conduit

7 WASTEWATER DISPOSAL (DOMESTIC)

7.1	Wastewater disposal capacity (m ³ /day)	- / 1,000
7.2	Available wastewater disposal capacity (m ³ /day)	- / 990
7.3	Source of wastewater disposal	- / town sewerage system, LOKS OJSC

8 WASTEWATER DISPOSAL (STORMWATER)

8.1	Source of stormwater disposal	- / local wastewater treatment plants
8.2	Stormwater disposal capacity (litre/second)	- / 1,000
8.3	Available stormwater disposal capacity (litre/second)	- / 850
8.4	Description of wastewater treatment plants	-

SOCIAL INFRASTRUCTURE

9 LABOUR FORCE

9.1	Nearest settlements, name and distance to them	Tosno, Pushkin, Pavlovsk, Saint Petersburg, Gatchina
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	about 250 thousand people (excluding population of Saint Petersburg territories which are the part of the radius)
9.4	Level of registered unemployment in municipal district	0.26%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	35,025

10 SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK

10.1	Housing for personnel of industrial park	no
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in industrial park	no / no
10.5	Hotels for personnel of industrial park	yes
10.6	Conference hall, business zones	no / yes
10.7	Sports facilities	yes
10.8	Cafeteria, café in industrial park	no / yes

UST-LUGA INDUSTRIAL PARK



PROJECTED

Cluster placement of interrelated enterprises which use hydrocarbon raw resources with further deep multi-stage processing including enterprises of polymers sector, general industry and logistics sectors

Total **S** – **2 579.26** ha

Available **S** – **2 498.28** ha



Location:

Territory of Vistinskoye, Ust-Luzhskoye and Kotelskoye rural settlements, Kingiseppsky municipal district, Leningrad region



Type of industrial park:
greenfield



Kingisepp – 61 km

Saint Petersburg – 131 km

- Available S
- Occupied S
- Engineering premises
- Existing roads



Nearest highway

4.5 km to federal highway M-11 Narva



Distance to Pulkovo Airport

151 km



Distance to a riverport

Timber terminal Factor (Luga River) – 15.2 km

Distance to a seaport

Commercial Seaport Ust-Luga – 3.5 km



Joining to railways

No

Availability of railways

No

Ust-Luga Industrial Park, JSC

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ENGINEERING INFRASTRUCTURE
CURRENT INDICES / PLANNED INDICES

1	LAND PLOT	
1.1	Land use category	58.68 ha – industrial land, 2520.58 ha – forest land being changed to industrial land
1.2	Permitted use of the land plot	for industrial activity (58.68 ha)
1.3	Allowable hazard class	at the execution phase
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	–
2.2	Area of available industrial real estate (m ²)	–
2.3	Maximum height of available premises (up to trusses, m)	–
2.4	Existing office real estate (m ²)	–
2.5	Area of available office real estate (m ²)	–
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	– / 700
3.2	Available electric power (MW)	–
3.3	Sources of electric power	–
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	– / 7,000
4.2	Available gas supply (million m ³ /year)	– / 4,800
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	–
5.2	Available heat energy (Gcal/hour)	–
5.3	Source of heat energy	–
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	– / 75,000
6.2	Available water supply capacity (m ³ /day)	– / 27,000
6.3	Source of water supply	– / water intake from the Luga River
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	– / owned by the residents
7.2	Available wastewater disposal capacity (m ³ /day)	–
7.3	Source of wastewater disposal	–
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	– / owned by the residents
8.2	Stormwater disposal capacity (litre/second)	–
8.3	Available stormwater disposal capacity (litre/second)	–
8.4	Description of wastewater treatment plants	–

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Yugantovo, Vistino, Ust-Luga, Kingisepp
9.2	Available transport connection between settlements and Industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	70,486 thousand people
9.4	Level of registered unemployment in municipal district	0.53%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	43,797
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	no / yes
10.2	Shops	yes
10.3	Hospitals	yes
10.4	Recreation areas in Industrial park	no / no
10.5	Hotels for personnel of industrial park	no / no
10.6	Conference hall, business zones	no / no
10.7	Sports facilities	no / no
10.8	Cafeteria, café in industrial park	no / no

UST-LUGA MULTIMODAL COMPLEX



PROJECTED



Oil, gas and chemical and industrial clusters

Total **S** – **1,276** ha, planned area – **1,300** ha

Available **S** – **1,179** ha, planned area – **500** ha



Location:

Vistino, Vistinskoye rural settlement,
Kingiseppsky district, Leningrad region

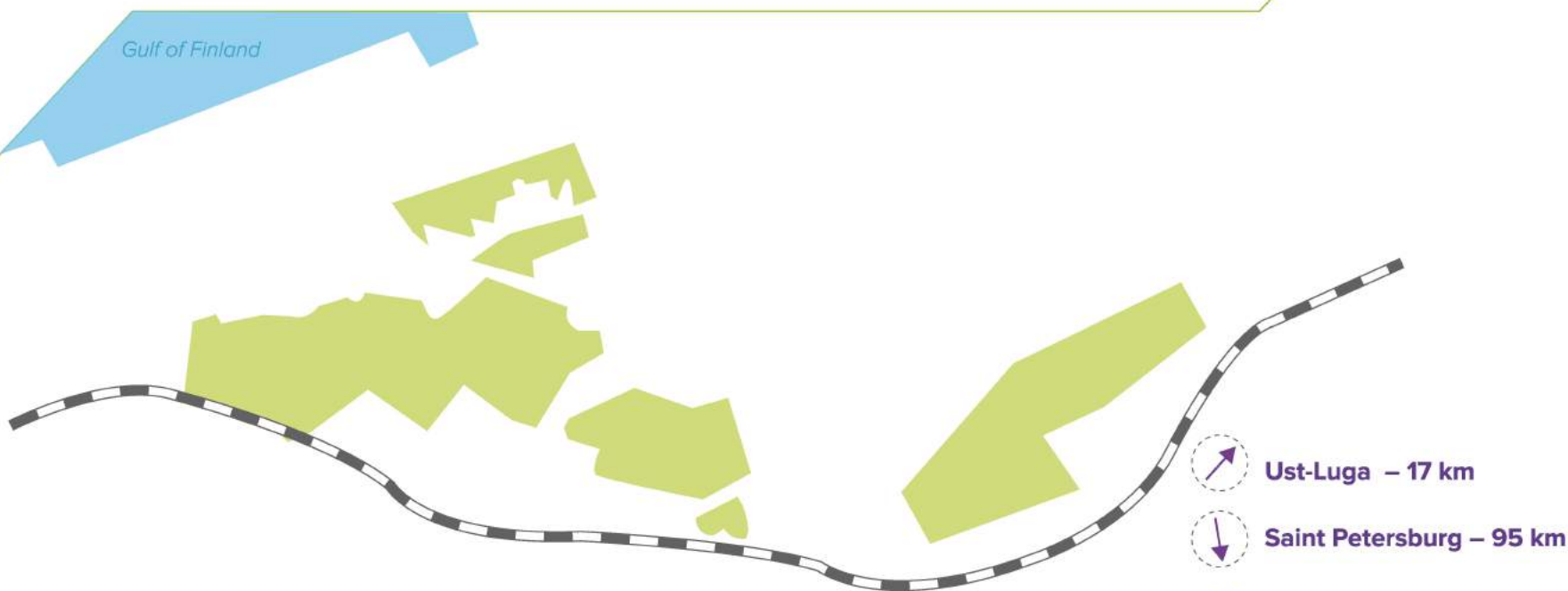


Type of Industrial park:

brownfield



Gulf of Finland



Ust-Luga – 17 km

Saint Petersburg – 95 km

- Available S
- Occupied S
- Engineering premises
- Existing roads
- Railways



Nearest highway

- 0 km to federal highway A-121 Sortavala
- 0 km to federal highway M-11 Narva
- 0 km to federal highway M-11 Moscow – Saint Petersburg



Joining to railways

Yes

Availability of railways

No



Distance to Pulkovo Airport

150 km



Distance to a riverport

Timber terminal Factor (Luga River) – **17 km**

Distance to a seaport

Commercial Seaport Ust-Luga – **2 km**

1	LAND PLOT	
1.1	Land use category	agricultural land / land designated for industrial, power generation, transport, telecommunications, radio-broadcasting, television broadcasting, space industry, national defence and security use and land with other special designated uses
1.2	Permitted use of the land plot	for agricultural activities / for placement of production enterprises of 1-5 hazard class
1.3	Allowable hazard class	1, 2, 3, 4, 5
2	INDUSTRIAL/OFFICE REAL ESTATE	
2.1	Existing production and storage facilities (m ²)	- / 421,000
2.2	Area of available industrial real estate (m ²)	- / 12,579,000
2.3	Maximum height of available premises (up to trusses, m)	- / 6
2.4	Existing office real estate (m ²)	- / 261,000
2.5	Area of available office real estate (m ²)	- / 130,500
3	ELECTRIC POWER SUPPLY	
3.1	Electric power (MW)	- / 200
3.2	Available electric power (MW)	- / 30
3.3	Sources of electric power	- / 2 sources – 30 MW, 400 MW
4	GAS SUPPLY	
4.1	Gas supply capacity (million m ³ /year)	- / 4,130
4.2	Available gas supply (million m ³ /year)	- / 230
5	HEAT SUPPLY	
5.1	Heat energy capacity (Gcal/hour)	-
5.2	Available heat energy (Gcal/hour)	-
5.3	Source of heat energy	-
6	WATER SUPPLY	
6.1	Water supply capacity (m ³ /day)	1,000 / 75,000
6.2	Available water supply capacity (m ³ /day)	300 / 7,000
6.3	Source of water supply	the Belaya River / the Luga River
7	WASTEWATER DISPOSAL (DOMESTIC)	
7.1	Wastewater disposal capacity (m ³ /day)	711 / 80,000
7.2	Available wastewater disposal capacity (m ³ /day)	711 / 10,000
7.3	Source of wastewater disposal	the Belaya River / the Luga River, the Belaya River
8	WASTEWATER DISPOSAL (STORMWATER)	
8.1	Source of stormwater disposal	no data / no data
8.2	Stormwater disposal capacity (litre/second)	167 / 347
8.3	Available stormwater disposal capacity (litre/second)	3 / 81
8.4	Description of wastewater treatment plants	according to the General plan of Vistinskoye rural settlement

SOCIAL INFRASTRUCTURE

9	LABOUR FORCE	
9.1	Nearest settlements, name and distance to them	Ust-Luga, Vistino
9.2	Available transport connection between settlements and industrial park	yes
9.3	Approximate total volume of labour reserves within 50 km away from industrial park	70,486 thousand people
9.4	Level of registered unemployment in municipal district	0.53%
9.5	Average level of monthly salaries of personnel in municipal district (rubles)	43,797
10	SOCIAL INFRASTRUCTURE 30 MINUTES AWAY FROM INDUSTRIAL PARK	
10.1	Housing for personnel of industrial park	no / yes
10.2	Shops	yes / yes
10.3	Hospitals	yes / yes
10.4	Recreation areas in industrial park	no / yes
10.5	Hotels for personnel of industrial park	no / yes
10.6	Conference hall, business zones	no / yes
10.7	Sports facilities	yes / yes
10.8	Cafeteria, café in industrial park	no / yes

CONTACTS

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Economic Development Agency of Leningrad Region

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