



SMOLENSK  
REGION

1

## THE PRESENTATION OF THE STATE INDUSTRIAL PARK PHOENIX





## SMOLENSK REGION

# GENERAL DATA ABOUT THE STATE INDUSTRIAL PARK PHOENIX



## INFORMATION ABOUT THE CITY OF SMOLENSK

- Area: 166,35 sq.km
- Population: 331 thousand people.
- 68 million people live in radius of 500 km from Smolensk.
- The share of the profitable enterprises makes about **70%**.
- The developed transport infrastructure and proximity to the large cities. It is 350 km to Moscow.

## THE LARGE CITIES AT DISTANCE OF 300 KM:

Minsk, Kaluga, Bryansk, Tver.

## TRANSPORT AVAILABILITY OF IP PHOENIX

	Distance to the airport Smolensk Youzhny	12 km
	Distance to the federal highway M-1 Belarus	3 km
	Distance to the railway station Smolensk	6 km
	Distance to the center of Smolensk	11 km
	Distance to customs posts, including excise and the center of electronic declaring	9 km



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# THE GRAPHIC SCHEME FOR RESIDENTS OF THE INDUSTRIAL PARK PHOENIX

The total area of the industrial park is **54,9** hectares  
Total area under accommodation of residents – **38,2** hectares



### Park address

Smolensk region, Smolensk, in northern part of the city

### Form of ownership

State

### Type

Greenfield

### Beginning of operation

Increase employment opportunities

2017

1440

### List of place enterprises

No	Name title	Plot area m2
1	Distribution substation	3894.99
2	Production of aluminum shape	17904.16
3	Metal-working manufacturing	12331.23
4	Gas station	4116.63
5	Production of other products from plastic	20444.68
6	Production of plastic items	20509.95
7	Production of garment and knitted goods	10096.23
8	Production of items from plastic sheet	11405.5
9	Breadbaking	45246.63
10	Food production	10010.15
11	Print production	10090.44
12	Processing of tires into rubber granulates	8044.68
13	Buildings place of management company	14338.67



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# THE PROJECTED CAPACITIES OF THE INDUSTRIAL PARK PHOENIX



**ELECTRIC POWER – 22,25 MW;**



**GAS SUPPLY – 1 180 m<sup>3</sup> / hour;**  
(possibility of increase)



**WATER SUPPLY – 1500 m<sup>3</sup> / hour;**



**WATER DISPOSAL – 1500 m<sup>3</sup> / hour;**



**0,01 rub for 1 hectare** - the rental price of the land plot for residents for the period of construction



**25% of cadastral value for 1 hectare** - the redemption value of the land plot for residents after commissioning



The amount of the annual rent for a land plot for residents after commissioning of the object is determined based on the report of the independent valuer



**No-charge connection**



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## THE WORKS THAT HAVE BEEN DONE IN 2015

- ☐ release from afforestation of the territory of construction of the industrial park
- ☐ power supply of the building site
- ☐ installation of complete transformer substation
- ☐ the gas pipelining of high pressure
- ☐ installation of a valve manifold box
- ☐ construction of OHPL-110 kV
- ☐ construction of the section of the highway of the industrial park in 416 meters (design and construction of the highway was financed by the additional resources allocated from the budget of Smolensk region)

## THE WORKS THAT HAVE BEEN DONE IN 2016

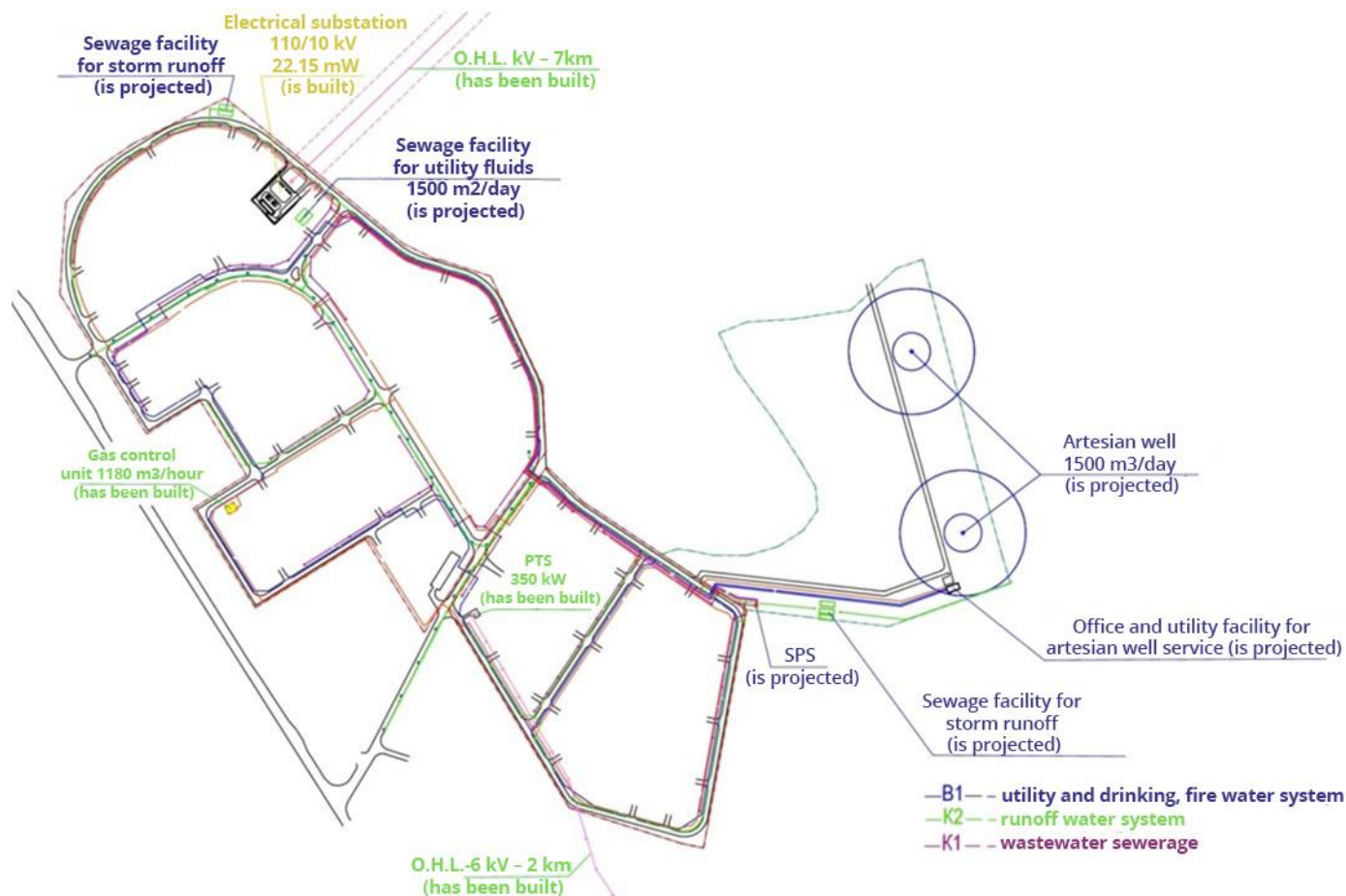
- ☐ organization of relief of electric power substation 110/10 kV
- ☐ a building part of switch-yard of electric power substation 110/10 kV
- ☐ installation of the prefab modular building of switch-gear 10 kV
- ☐ grounding of electric power substation 110/10 kV
- ☐ partial construction of the second section of the highway in 515 meters





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# CURRENT STATE OF THE INDUSTRIAL PARK PHOENIX



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## CURRENT STATE OF THE INDUSTRIAL PARK PHOENIX

**IT IS PLANNED TO FINISH INSTALLATION AND CONSTRUCTION WORKS AND TO PREPARE OF ELECTRIC POWER SUBSTATION - 110/10 kV TO INCLUSION AND OPERATION IN 2017**

**IT IS PLANNED TO FINISH CONSTRUCTION OF ENGINEERING INFRASTRUCTURE OF THE INDUSTRIAL PARK IN 2018**

- ☐ continuation of construction of Unit Transformer Substation of Electric Power Substation 110/10 kV
- ☐ purchase and installation of 2 power transformers of electric power substation 110/10 kV
- ☐ purchase and installation of the rest of the equipment of switch-yard 110 kV
- ☐ continuation of construction of the highway
- ☐ construction of a water supply inlet
- ☐ construction of water and wastewater treatment facilities



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## TAX REMISSIONS

Profit tax



16,5%

Transport tax

Land tax

Property tax



0%



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# POTENTIAL RESIDENTS OF THE INDUSTRIAL PARK PHOENIX

## OCCUPANCY GRAPH OF THE INDUSTRIAL PARK

2017	2018	2018-2024
2	14	28

Nowadays the interest in the industrial park Phoenix is rather big. Previously it has been coordinated an orientation of land sites for placement of the productions of 12 potential residents.



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## PHOTOS OF COMPLETED PROJECTS



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## PHOTOS OF THE CONSTRUCTED ELECTRIC POWER SUBSTANTION 110/10 kV



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## CONTACTS

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**THANK YOU FOR YOUR ATTENTION!**



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