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# LOGISTICS

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10 proposals





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|   |           |
|---|-----------|
| <b>Creation of logistics infrastructure (2 proposals, Slobozhanska TC)</b>  | <b>1</b>  |
| <b>Construction of a roadside car complex</b><br>(Mahdalynivska TC, the village of Mahdalynivka)  | <b>5</b>  |
| <b>Creation of a river complex and a logistics terminal</b><br>(Kurylivka village council, the village of Kurylivka)                            | <b>7</b>  |
| <b>Creation of a river cargo and passenger port for receiving river-sea class vessels</b><br>(Myrivska TC, the village of Vyshchetasivka)       | <b>9</b>  |
| <b>Construction of an industrial facility in combination with a railway, freight and transport complex</b> (Myrivska TC, the village of Myrove) | <b>11</b> |
| <b>Creation of a roadside complex for leisure and car services</b><br>(Tomakivska TC, the village of Serhiivka)                                 | <b>13</b> |
| <b>Creation of logistics center GREEN MARKET</b><br>(Dnipropetrovsk investment agency, Petrykivska TC)  | <b>15</b> |
| <b>Creation of car service centres (2 proposals, Novooleksandrivska TC)</b>   | <b>17</b> |



## Creation of logistics infrastructure Slobozhanska TC

### Proposal description

The Community has a favorable location for the implementation of business projects **in the field of logistics**. **Two land plots located along the national road H-31**, passing through the territory of Dnepropetrovsk and Poltava regions can be used for such purposes.

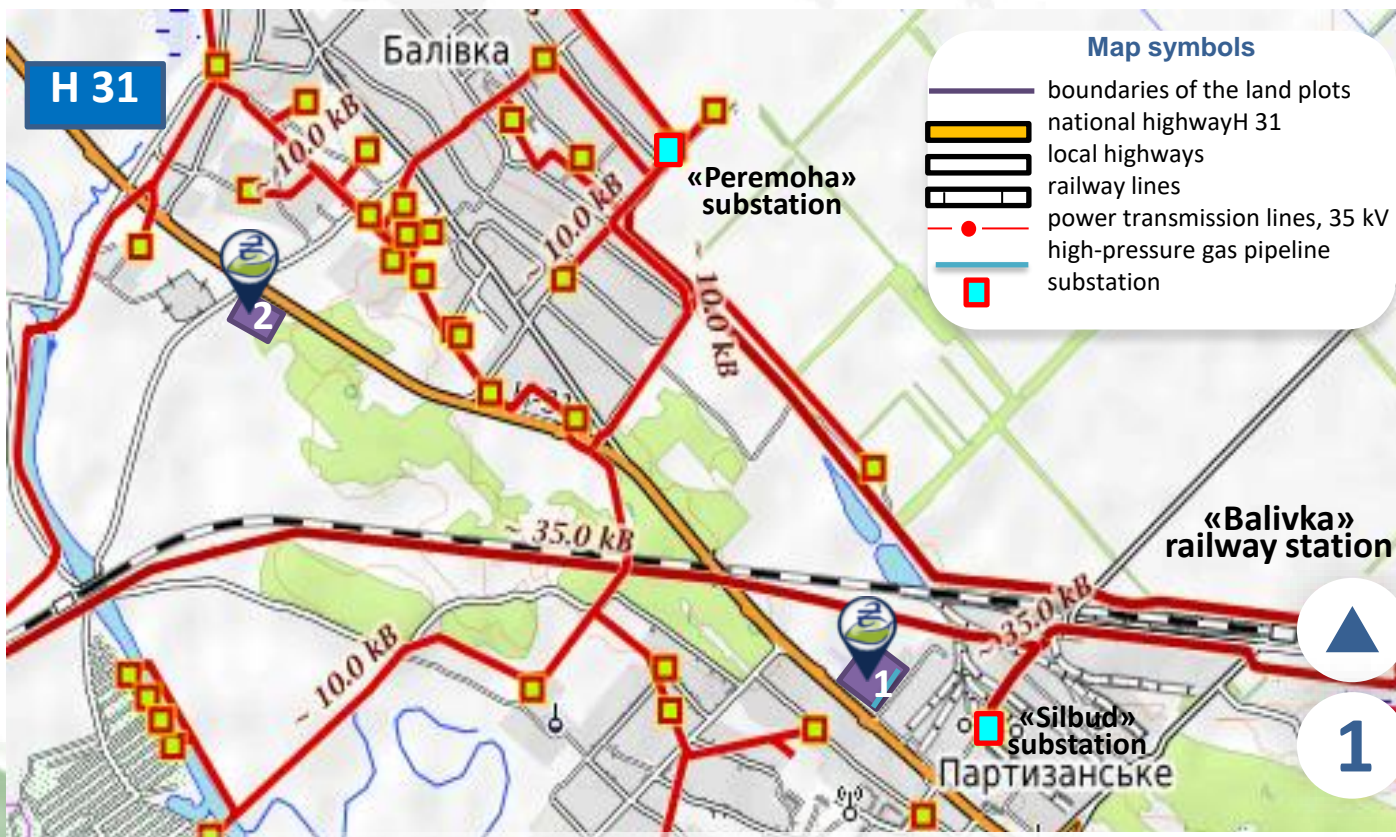
### Land plot characteristics:

#### № 1 (the village of Partyzanske)

#### № 2 (outside the village of Balivka)

|                         |   |                        |
|-------------------------|---|------------------------|
| Area                    | 4,1 ha  | 2 ha                   |
| Intended purpose of use | for the construction and maintenance of other public buildings<br><i>(there is a possibility of changing the intended purpose of use of the land plot up to 6 months)</i> | for personal farming   |
| Cadastral number        | 1221486600:01:004:0006  | 1221486800:01:067:0020 |
| Leaseholder             | Slobozhanska TC   | private ownership      |

### Land plots layout:





### Creation of logistics infrastructure Slobozhanska TC

#### It is possible to create

- **Auto port and center** – for maintenance purposes, operating repair of automobiles, execution of cargo works, provision

of freight forwarding and other services to shipping carriers and travelers.

- **transport and logistics terminal**, that provides space for companies for storage and transshipment of goods, as well as parking for trucks and cars. They can also repair vehicles, provide customs, brokerage and other services;
- cafe, gas station, shopping facility, other.

#### Proposal goals in terms of the community:

- increasing the investment attractiveness of the community by creating a high-quality roadside infrastructure;
- development of production, transport infrastructure, as well as the service sector in order to increase tax revenues to the community budget;
- creation of new workplaces.

#### Proposal goals in business terms:

- construction of an auto port and a service center on one of the most loaded highway, connecting the city of Dnipro with the capital.

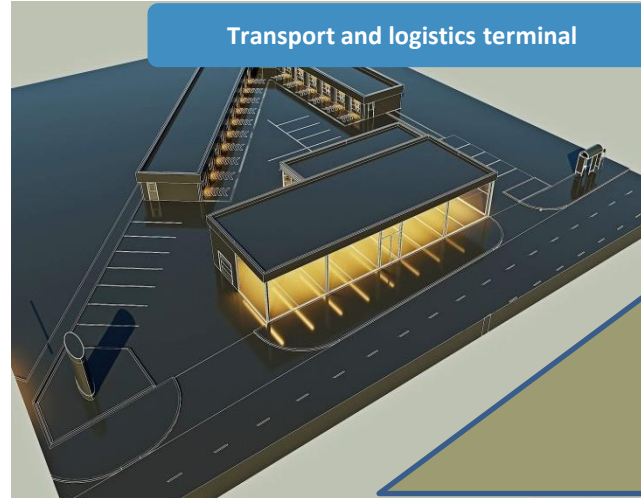
**The number of vehicles per day is  $\approx$  15 thousand.**

- creation of a transport and logistics terminal between the city of Dnipro and the city of Kamianske to ensure storage and transshipment of goods of enterprises of these cities.

Auto port and service



Transport and logistics terminal



Retail facility



- execution of service and warranty maintenance of motor transport;
- operating and major repair of cars, trucks and buses;
- carrying out instrumental monitoring of vehicles, technical inspections and more.



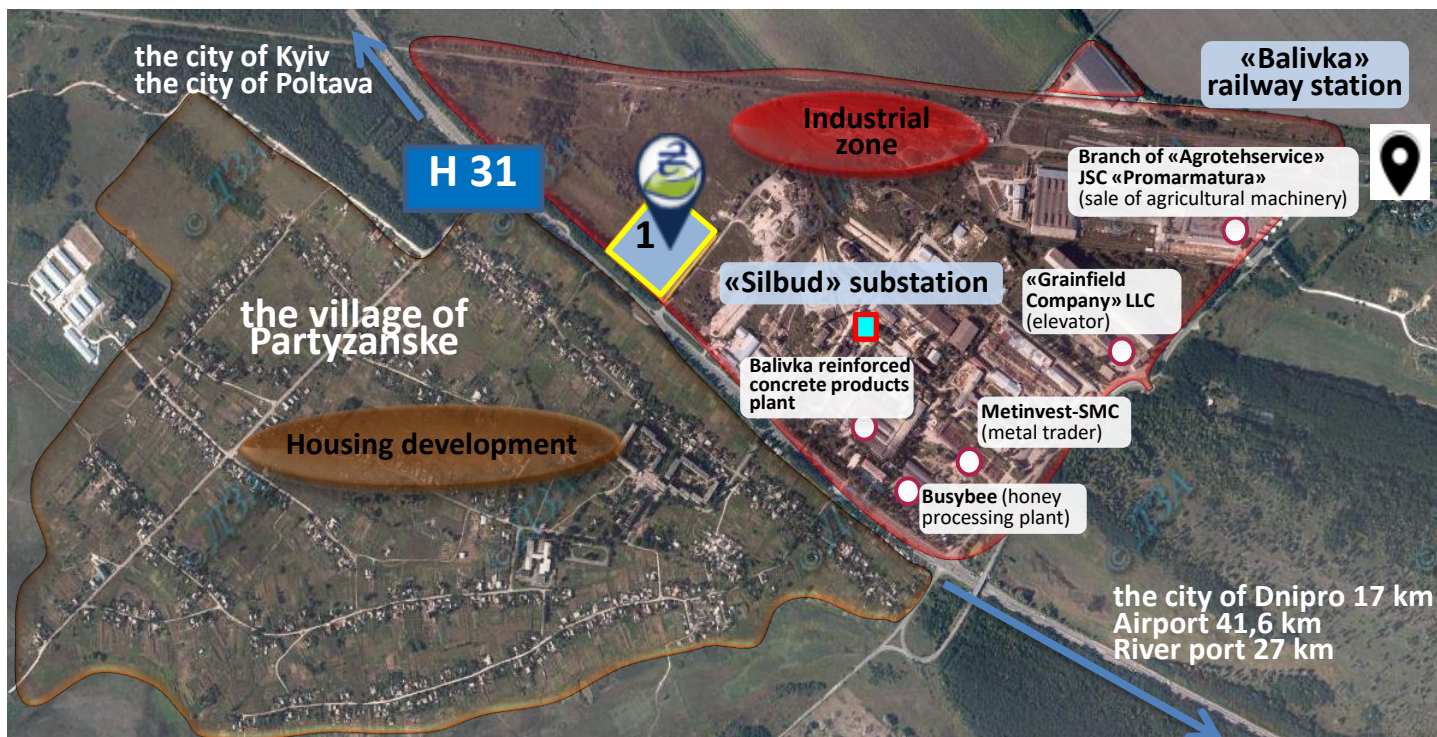
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## Creation of logistics infrastructure Slobozhanska TC

Engineering and transport infrastructure of the land plot in the village of Partyzanske, Slobozhanska TC



- **Power supply**, service provider – joint-stock company «DTEK Dnipro grids», at a distance of  $\approx 440$  m - «Silbud» 35/10 substation, nominal capacity of  $2 \times 10000$  kVA.
- **Water supply/disposal**, n/a, can be provided by well drilling.
- **Gas supply**, distance to operating gas-distributing plant - 500 m, reserve capacity of  $3708,87 \text{ m}^3$  per hour. High-pressure gas pipeline runs along the east side of the land plot №1, fenced-off area: 8-10 m.

### Distance to main settlements and major highways:

- **30 m - H 31 m** - national highway;
- **approach automotive road** for trucks is located along the land plot from the east side;
- **3 km** - loading and passenger railway station «Balivka»;
- **41,6 km** - «Dnipro» international airport;
- **17 km** - the city of Dnipro;
- **27 km** - «Dnipropetrovsk» river port;
- **340 km** - Mykolaiv commercial seaport.

### Dnipropetrovsk investment agency

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## Creation of logistics infrastructure Slobozhanska TC

Engineering and transport infrastructure of the land plot outside the village of Balivka,  
Slobozhanska TC



- **Power supply** - at a distance of  $\approx 1,9$  km «Peremoha» substation 35/10 is located. Nominal capacity of 2x4000 kVA. PTL, voltage of 35 kV, runs at a distance of 550 m.
- **Water use (water intake)** - well №1-1221430126 and well №2-1221430127, are located at a distance of  $\approx 2$  km up the Pushkinska street, 48, the village of Balivka, the basin of the Oril river.
- **Water disposal** - at a distance of  $\approx 2$  km.
- **Gas supply** - gas-distributing plant  $\approx 1$  km (Okhotnycha street, the village of Balivka). Throughput of 4240 m<sup>3</sup> per hour.

### Distance to main settlements and major highways:

- **10 m** - H 31 m - national highway;
- **approach automotive road** for trucks runs along the land plot from the west side;
- **5,5 km** - loading and passenger railway station «Balivka»;
- **44,6 km** - «Dnipro» international airport;
- **20 km** - the city of Dnipro, **30 km** - the city of Kamianske;
- **30 km** - «Dnipropetrovsk» river port;
- **337 km** - Mykolaiv commercial seaport.

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## Construction of a roadside car complex (Mahdalynivska TC)

### Proposal description

A land plot adjacent to the territorial highway T0413 in the urban-type settlement of Mahdalynivka is offered, for the construction of a car complex, including gas station, a service station with a full range of services, cafe and a car wash.

### Proposal initiator

Mahdalynivska TC  
<https://magd.otg.dp.gov.ua/ua>

### Proposal goals

- activation of the vehicle traffic on the territory of the community;
- increasing the investment attractiveness of TC by creating high-quality infrastructure;
- development of the service sector in order to increase tax revenues to the community budget;
- creation of a modern recreation area with a gas station, service station, car wash and cafe near the highways T0413 and T0410;
- enhancing the activities of local food producers by creating an additional sales market for them – cafe.

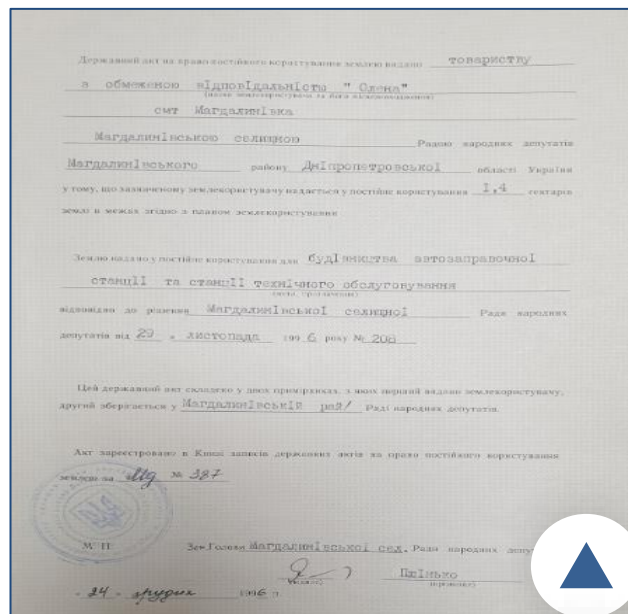
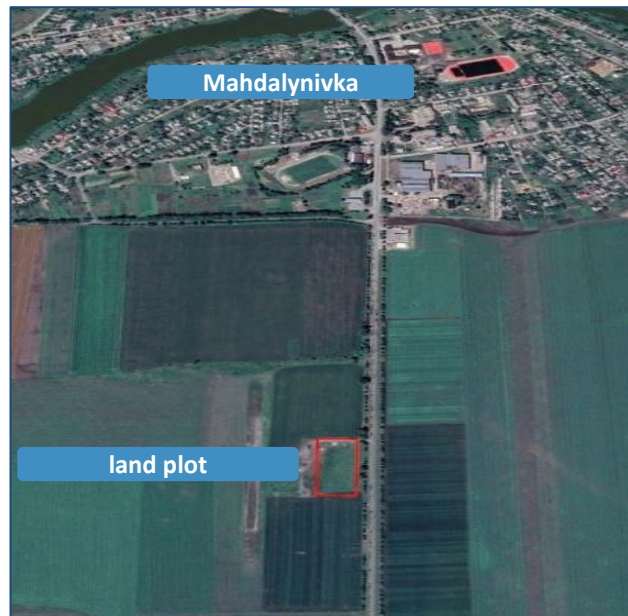
There is a state act on the right of permanent use of the land plot

### Mechanisms for cooperation

Sale (equity rights)

### Proposal economic indicators

Economic indicators are calculated by investor depending on the project of construction of the car complex.





### Construction of a roadside car complex (Mahdalynivska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** 1,4 ha;
- **intended purpose of use:** for the placement and operation of the main, ancillary and auxiliary buildings and structures of enterprises of the processing, machine-building and other industries for the construction of a gas station and a service station;
- **cadastral number:** 1222355100:01:004:0003;
- **leaseholder:** state-owned.

##### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – at a distance of  $\approx 1$  km there is a gas-distributing plant, with a throughput of 7500 cubic meters per hour;

**Power supply** – at a distance of  $\approx 3$  km there is a substation «Mahdalynivka» 35/10 with a nominal capacity of 2x6300 kVA.

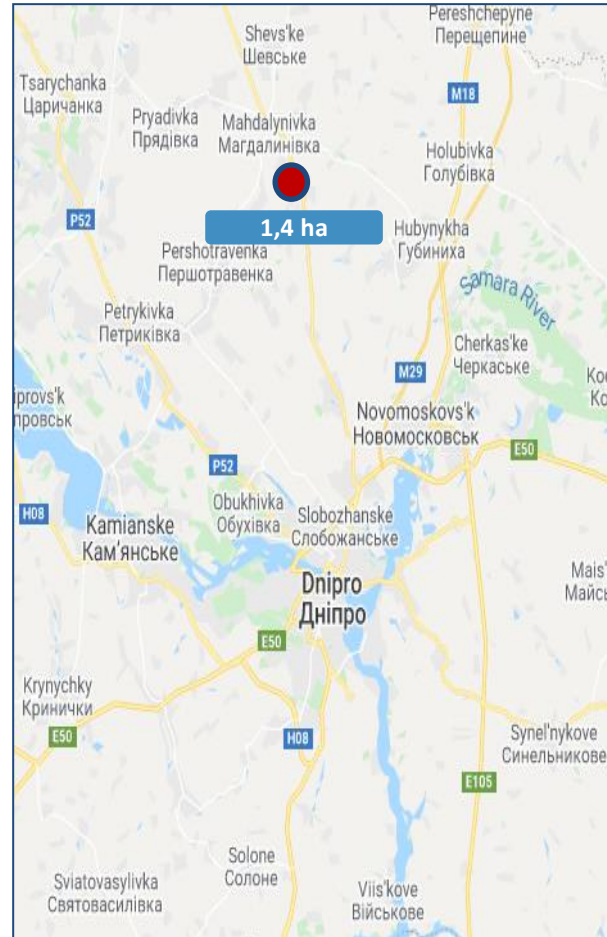
##### Transport infrastructure:

- a land plot is located along the T0413 and T0410 highways;
- territorial highway T0414 – 2,5 km;
- «Dnipropetrovsk» international airport – 69,5 km;
- the city of Dnipro – 55 km;
- the city of Kamianske – 60,5 km.

**Neighboring land plots:** Agrarian department of «Ahro Oven» LLC, «Kolos» stadium, gas station.

##### Location:

urban-type settlement of Mahdalynivka, Mahdalynivska TC, Novomoskovskiy district, Dnipropetrovsk region.



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#### Car complex visualisation







### Creation of a river complex and a logistics terminal (urban-type settlement Kurylivka)

#### Description of the proposal

A land plot is proposed for the creation of a complex for the provision of logistics and services to ships.

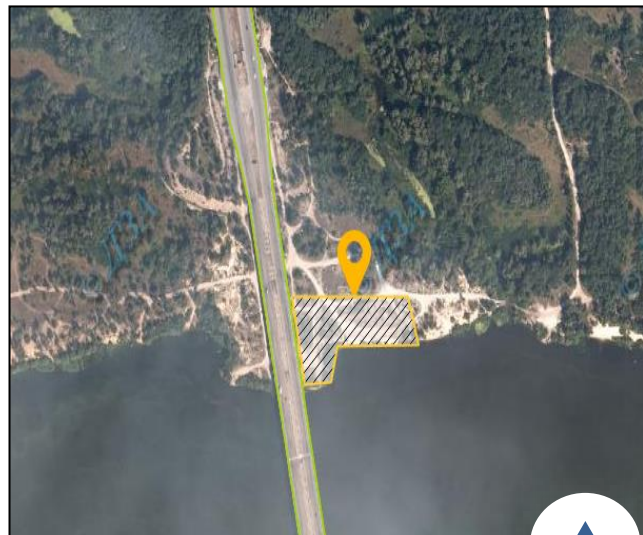
The proposed territory can also be used for the implementation of another project, depending on the interests of the investor.

#### Initiator of the proposal

Kurylivska selyschna rada

#### Proposal goals

- using the logistics and infrastructural capabilities of the land plot to create a river complex and a logistics terminal;
- provision of services to vessels that pass by the land plot;
- development of the region's river logistics infrastructure by combining the possibilities of river and road transport;
- provision of services for the storage and transshipment of products of industrial and agricultural enterprises located in the region;
- creation of new workplaces on the territory of the community;
- development of the logistics sphere of the community in order to increase tax revenues to the budget.



#### Mechanisms for cooperation

Lease through auction

#### Proposal economic indicators

Economic indicators are calculated depending on the project of creation of a river complex and a logistics terminal



### Creation of a river complex and a logistics terminal (urban-type settlement Kurylivka)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:**  $\approx 1,2$  ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** not assigned;
- **leaseholder:** Kurylivska selyschna rada.

##### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – n/a;

**Power supply** – n/a, nearest substation “Cementna-150” 150/6/6, with nominal capacity of  $2 \times 32000$  kV – 10,5 km.

##### Transport infrastructure:

- national highway H 08 – 14,9 km;
- international airport «Dnipropetrovsk» – 61,1 km;
- the city of Dnipro – 57 km;
- the city of Kamianske – the land plot is located within the city limits.

The land plot is adjacent to the territorial highway T 0412.

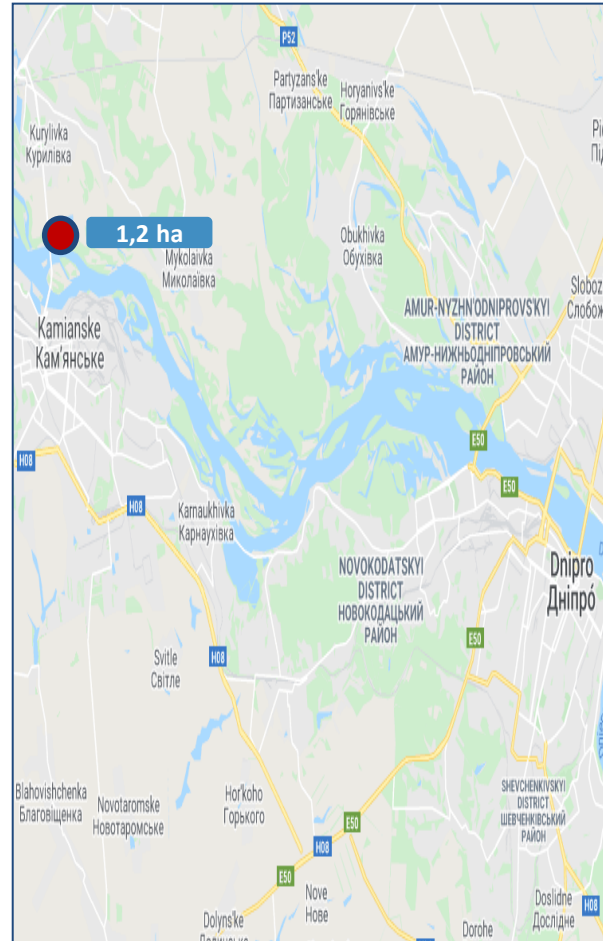
**Neighboring land plots:** road bridge, motocross track, beach.

#### Additional information

At the moment, the potential of the rivers of Ukraine is used by less than 10%. The creation of river terminals and logistic complexes is a promising business, as well as economically more expedient, because the transportation of goods by ships is much cheaper than by road. In addition, the development of the sphere of cargo transportation by river will significantly reduce the load on the road surface and restore river logistics in general. In addition, the rejection of the transportation of goods by road in favor of rivers will create many new workplaces.

##### Land plot location:

urban-type settlement Kurylivka,  
Kurylivska selyschna rada, Petrykivskyi  
district, Dnipropetrovsk region.



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### River cargo and passenger port for receiving river-sea class vessels (Myrivs'ka ATC)

#### Investment proposal description

**Creation of a transport and logistics infrastructure facility**, consisting of a «river-sea» class cargo terminal, including the possibility of servicing transit vessels, passenger port and logistics center.

#### Investment proposal initiator

Myrivs'ka ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

#### Proposal goals

- cargo transshipment and storage;
- harbor vessels services;
- customs services;
- repair of vessels and other port services;
- freight forwarding services;
- passenger shipping;
- increasing tax revenues to the community budget;
- creation of quality infrastructure and provision of logistics services to farmers, processing and metallurgical enterprises located in the south of the region;
- reduction of costs for transportation of products of local producers.

#### Mechanisms for cooperation

Lease through auction

#### Proposal economic indicators

Economic indicators are calculated depending on the project of construction of the river port.





### River cargo and passenger port for receiving river-sea class vessels (Myrivs'ka ATC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** 17,1242 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1225482500:01:004:0417;
- **leaseholder:** Myrivs'ka ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – at a distance of less than a kilometer there is a gas-distributing plant with a capacity of 7,000 cubic meters per hour;

**Power supply** – at a distance of 3,5 km there is a substation "Vyshchetasivka" 35/10 (nominal capacity - 2x2500 kVA) - 3.5 km.

##### Transport infrastructure:

- the plot is located directly by the Dnipro river, distance – 0,3 km;
- national highway H23 – 27,6 km;
- regional highway P73 – 37,4 km;
- international airport «Zaporizhzhia» – 69,6 km;
- the city of Dnipro – 124 km;
- the city of Zaporizhzhia – 56,5 km;
- the city of Marhanets – 28,9 km;
- the city of Nikopol – 45,8 km.

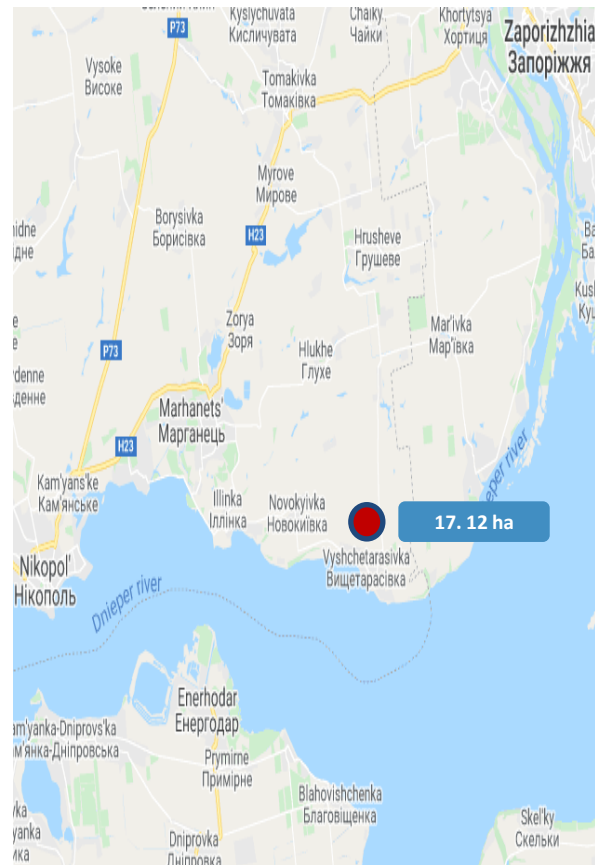
**Neighboring land plots:** the Dnipro river, Kakhovka Reservoir, water intake area, grain cleaner.

#### Additional information

At the current period of time, Ukraine uses the opportunities of river transport by only 6% though the capacity of Ukraine's river arteries is about 60 million tons of cargo per year. At the same time, only 3.6 million tons are transported during this period, and river ports of Ukraine process only 2.5% or 1.8 million tons of cargo from the total number of water cargo transportation.

##### Land plot location:

the village of Vyshchetasivka, Myrivs'ka ATC, Tomakivskyi district, Dnipropetrovsk region.



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### Construction of an industrial facility in combination with a railway, freight and transport complex (Myrivs'ka ATC)

#### Investment proposal description

The community offers a land plot in the industrial zone of the village Myrove to create production or logistics with the possibility of ensuring the transshipment of goods by rail and storage of agricultural products.

#### Investment proposal initiator

Myrivs'ka ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

#### Proposal goals

- cargo transshipment and storage;
- provision of services for storage of cereals, vegetables, fruits, etc.;
- freight forwarding services;
- rail shipments;
- increasing tax revenues to the community budget;
- creation of quality infrastructure and provision of logistics services to farmers, processing and metallurgical enterprises;
- reduction of costs for transportation of products of local producers;



#### Mechanisms for cooperation

Lease through auction

#### Proposal economic indicators

Economic indicators are calculated depending on the project of construction of freight and transport terminal.

### Construction of an industrial facility in combination with a railway, freight and transport complex (Myriv'ska ATC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:**  $\approx 4,3$  ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** n/a;
- **leaseholder:** Myriv'ska ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – at a distance of less than a kilometer there is a gas-distributing plant with a capacity of 5362 cubic meters per hour;

**Power supply** – at a distance of less than a kilometer there is a railway substation «Myrova» 35/3,3.

##### Transport infrastructure:

- national highway H23 – 0,5 km;
- regional highway P73 – 18,5 km;
- international airport «Zaporizhzhia» – 53,6 km;
- the city of Dnipro – 102 km;
- the city of Zaporizhzhia – 40,7 km;
- the city of Marhanets – 19,4 km;
- the city of Nikopol – 40,2 km.

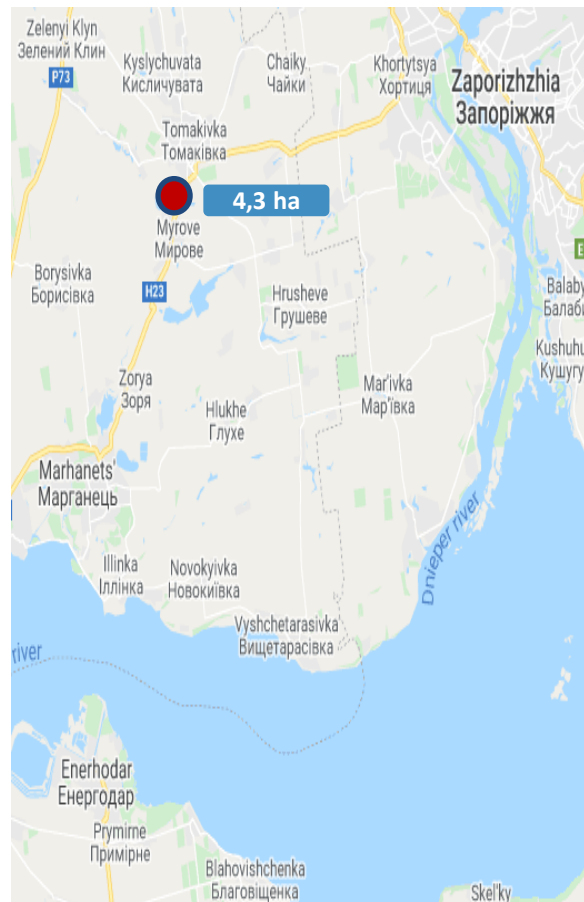
**Neighboring land plots:** railway station «Myrova», elevator, oil plant, fodder plant, pack-houses.

#### Additional information

Railway transport in Ukraine is one of the most popular in both passenger and freight transport. However, there is currently a problem of lack of quality terminals for railway transport throughout the country. Despite the developed network of railways, through which more than 600 million tons of cargo pass annually, Ukraine still lacks a modern and high-quality freight and transport terminals. In addition, the problem of storing their products before sale is quite acute for farmers in the region. Construction of such a facility in the village of Myrova will significantly reduce the overall tension on the region's railway network and increase the number of traffic and the capacity of the railway as a whole. Additionally, the problem of local producers in product storage will be solved.

#### Land plot location:

the village of Myrova, Myriv'ska ATC, Tomakivskyi district, Dnipropetrovsk region.



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## Roadside complex for leisure and car services (Tomakivs'ka ATC)

### Proposition description

Potential investors are offered a land plot to develop a special recreation area with extensive infrastructure (gas station, service center, cafe, motel, retail space).

### Proposition Initiator

Tomakivs'ka ATC  
[www.tomakivka.otg.dp.gov.ua](http://www.tomakivka.otg.dp.gov.ua)

### Proposition duration

12 months

### Proposition goals:

- development of a modern recreation area, providing car and trade services for travelers on the highway Dnipro-Nikopol P-73;
- development of the community services sector in order to increase tax revenues;
- increasing the investment attractiveness of the ATC by creating an extensive infrastructure;
- development of hotel and restaurant business and trade at the community level;
- increasing the activity of the local car traffic.

### Mechanisms for cooperation

long-term rent.

### Project economic indicators

are calculated depending on the chosen type of construction of the roadside complex.





## Roadside complex for recreation and car services (Tomakivs'ka ATC)

### Project technical parameters

#### Land plot characteristics:

- **area:** 19,2 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1225455100:02:001:0362;
- **land steward:** Tomakivs'ka ATC.

#### Engineer infrastructure:

- **Power supply**, connection to:
  - ✓ electrical transmission line, 10 kW – along the land plot;
  - ✓ electrical substation, 35 kW – 4,4 km;
- **Water supply:** the existing water supply system runs along the land plot;
- **Gas supply**, connection to:
  - ✓ gas pipeline Ø 50 mm (gas pressure 2 kgf/cm<sup>2</sup>) – 3,5 km;
  - ✓ gas-distributing plant – 3,5 km

#### ATC resources:

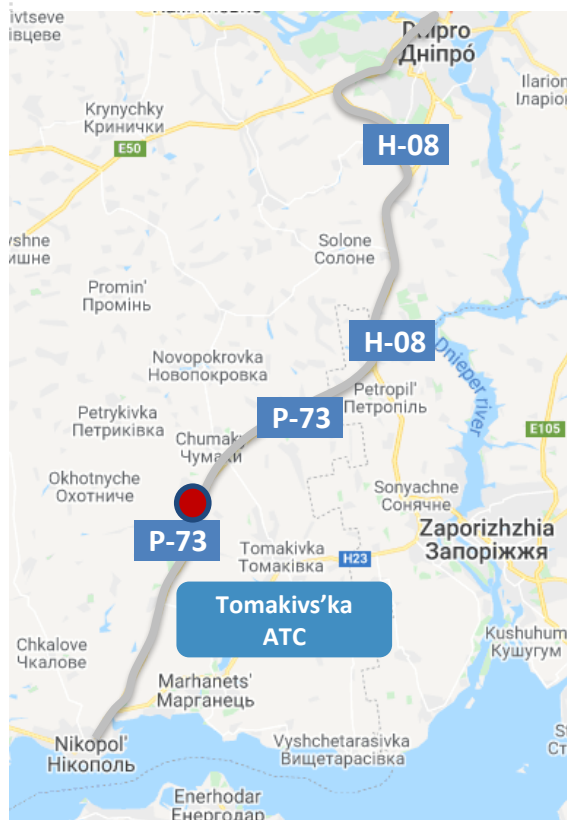
- the land plot;
- assistance in preparing the necessary documents.

#### Transport infrastructure:

- the land plot is located near the regional highway P-73 (Dnipro-Nikopol) – 0,15 km;
- railway station «Myrova» – 19 km;
- distance to International airport «Zaporizhzhia» – 65,6 km;
- the Topyla river – 0,2 km, pond – 1 km;
- the city of Dnipro – 87 km; urban-type settlement Tomakivka – 14,7 km.

#### Location:

outside the village of Serhiivka, Tomakivs'ka ATC, Tomakivs'kyi district, Dnipropetrovsk region, Ukraine.



### Description of the ATC

**Land area** of the community is 671,9 km<sup>2</sup>

**Population** 14,63 thous. People

#### Advantages:

- tax rate on industrial land – 3-5% of the normative-monetary valuation;
- rental rate on industrial land – 6% of the normative-monetary valuation.

#### Economic indicators:

- Incomes of the city budget in the amount of 65,09 mln UAH
  - budget subsidy level: 0,7%
  - own income per inhabitant: 4 551,7 UAH
  - capital expenses per inhabitant: 1646,8 UAH
  - average salary: 7 445 UAH.
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Creation of logistics center GREEN MARKET  
Petrykivka district

Proposition description

Creation of logistics center for storage and transportation of agricultural products „Green market” for collection, storage, package, primary processing of agricultural products, goods delivery during the year, expansion of export potential of the region.

Sales markets/clients: wholesale markets, Ukraine trade networks, foreign markets.

Proposition Initiator

Dnipropetrovsk Investment Agency  
[www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

Proposition duration

11 months

Proposition goals:

- reduction of production costs and turnover costs;
- create new modern warehouses and storage premises, reduce product expenses and turnover expenses;
- receipt of additional funds to the local budgets;
- expend share of domestic products on the domestic agricultural market;
- increase the economic effectiveness of distributive network by means of traffic flow optimization;
- reduced prices on agricultural products for the population\$
- expansion of export potential of the region.



Proposition main activities:

- maintenance of annual supply of quality food products with spending reduction;
- provision of opportunity of entrance to the competitive (non-monopolized) market for all producers of agricultural products and submission of common equipped accommodation for conducting purchase and sale operation;
- organization of saleback of products of production and technical designation;
- increase the effectiveness of delivery and food distribution in cities and district of the region;
- simplification and acceleration of goods flow process to the ultimate customer, settlement payments and payment transaction;
- market price assessment for the specific consumer goods;
- providing manufacturers and trade frameworks with unbiased information on product demand and supply;
- trade fair activities, exhibitions area and seminars.

Proposition economic indicators

Project: \$ 8 mln

|                               |            |                     |           |
|-------------------------------|------------|---------------------|-----------|
| Net Present Value (NPV)       | \$ 3,3 mln | Payback period (PP) | 5 years   |
| Profitability index (PI)      | 142 %      | EBITDA              | \$ 19 mln |
| Internal Rate of Return (IRR) | 22 %       |                     |           |



## Creation of logistics center GREEN MARKET Petrykivka district

### Project technical parameters

#### Land plot characteristics

- **area:** 97 ha;
- **intended purpose of the use:** agricultural lands (there is a possibility of changing the purpose);
- **cadastral number:** issued.
- **leaseholder:** lease holder

#### Engineer infrastructure

##### Gas supply, (manager – PJSC «Dnepropetrovskgaz»

- power reserve of gas supply - 4000 m<sup>3</sup>/year
- distance to gas pipeline – 5.5 km
- gas pipeline Ø 219 mm (gas pressure 3-3,5 kgf/cm<sup>2</sup>)

**Water supply** can be provided by drilling a well (1 well ≈ 300 m<sup>3</sup>/day).

**Power supply** of the land plot can be provided by connection to power transmission line (PTL), with voltage of 10 kV (manager – JSC «DTEK Dnipro grid»)

- substation to which the PTL is connected, has reserves for connection of 2 MW;
- distance from the land plot to PTL with voltage of 10 kV ≈ 100 m;
- power supply reliability category – II

#### Transport infrastructure

- near the highways P52 and T0414;
- railway stations:
  - «Balovka» - 11 km;
  - «Kamenskoye-Levoberezhnoye» - 14 km;
- distance to International Airport «Dnipropetrovsk» - 60 km;
- the city of Dnipro - 39 km;
- the city of Kamianske - 10 km.

#### Additional information

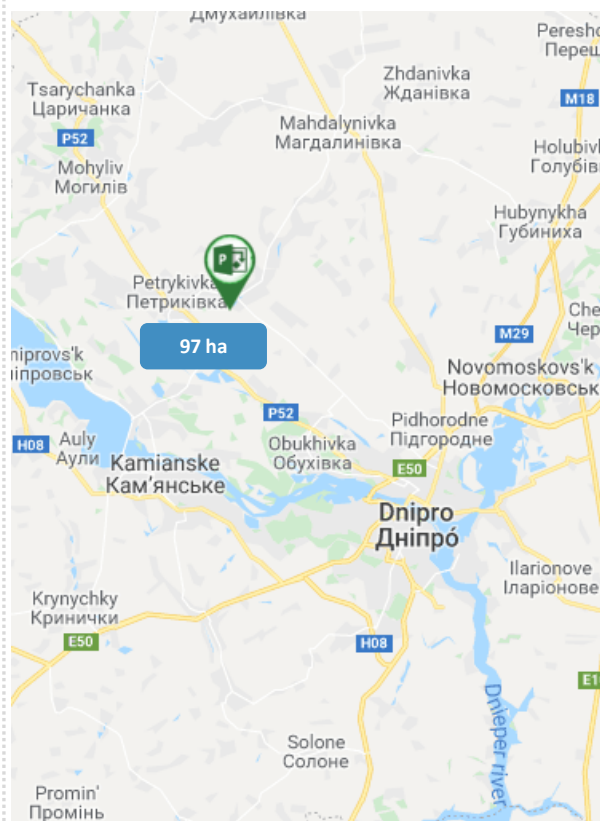
The creation of a modern logistics center „Green market” at the regional level will allow:

- to unite markets at the state level into a network and establish channels for the agricultural products movement within the country for a rapid and qualitative response to consumer needs in different regions.

[www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

#### Location of the proposition :

Petrykivka district, Dnipropetrovsk region, Ukraine



#### Mechanisms for cooperation

- proprietary funds - 5%;
- potential investor - 95%.

#### Dnipropetrovsk Regional Investment Agency (DIA)

**Address:** 2, O. Paul Ave, office 538, the city of Dnipro, Ukraine, 49004

**Web:** [www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

**Contact person:** Halyna Savran

**Tel.:** +38 056 742 86 34

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16

## Creation of car service centres

### Proposal description

The proposed land plots with a total area of 1.4 hectares adjacent to the H-08 highway in Novooleksandrivska TC are intended for the construction of service centres for cars and their owners, charging of electric vehicles using renewable energy sources.

### The goals of the proposal from a business perspective:

- construction of automotive service centres on one of the busiest highways connecting the city of Dnipro with the capital. *The number of vehicles per day is 18 thousand;*
- creation of a modern recreation area with a petrol station, service station, car wash and café;
- intensifying the activities of local food producers by creating an additional market for them - a cafe;
- for electric car charging it is possible
- to install solar power systems;
- meeting the needs of transit vehicles for fuel, electric charge or diesel fuel and other fuels and lubricants, as well as additional services:
  - ✓ organising service and warranty maintenance of road transport;
  - ✓ current and major repairs of cars, trucks and buses;
  - ✓ conducting instrumental control of vehicles, technical inspections, etc;



### The whole proposal from the community's point of view:

- Increasing the investment attractiveness of the community by creating high-quality roadside infrastructure;
- development of the community services sector to increase tax revenues to the budget;
- creation of new jobs.

**Mechanism for cooperation:** sale of land plots or joint venture.

**Proposal economic indicators** are calculated depending on the project for the creation of automotive service centres.



## Creation of car service centres

### Land plot characteristics

- **area:** 1 ha and 0.4 ha;
- **intended purpose of the use:** construction and maintenance of a petrol station;
- **cadastral number:** 11221486200:01:079:0095; 1221486200:01:050:0003;
- **manager:** an individual (private ownership).

### Engineer infrastructure

- requires designing and will be determined by the project in accordance with the required volumes of gas, electricity, water and sewerage use by the facilities;
- there is a possibility of connection to gas, electricity, water and sewerage (utilities are planned to be brought to the plots from the village).

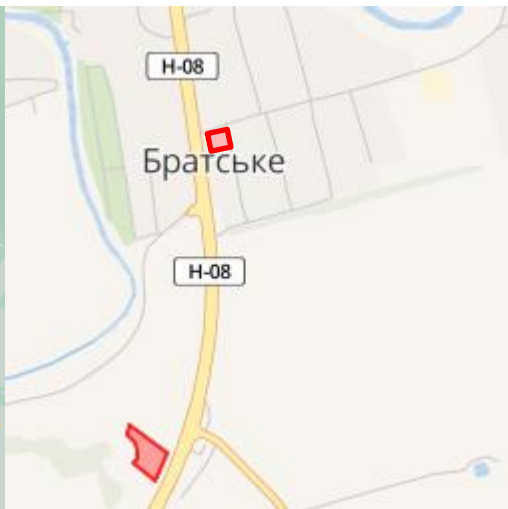
### Transport infrastructure

**30 m - H 08** - motorway of national importance;

- **4.7 km** - passenger railway platform of the Dnipro Directorate of the Prydniprovsk railway. It is located in the city of Dnipro on the line Nyzhniodniprovsk-Vuzol-Apostolove;
- **9.5 km** - distance to International Airport «Dnipropetrovsk»;
- **7 km** - the city of Dnipro.

#### Land plot location:

Novooleksandrivska TC,  
Dnipro district



**DIA map**

[www.diamap.dia.dp.gov.ua](http://www.diamap.dia.dp.gov.ua)

### Dnipropetrovsk investment agency

2, O. Paul Ave, office 538, the city of Dnipro, Ukraine, 49004, **Web:** [www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)  
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