

INDUSTRIAL PARKS

4 projects

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Industrial park «INNOVATION FORPOST»

Description

Providing the industrial areas for the placement of objects of such spheres as transport infrastructure, information, communication and biotechnology, instrumentation, electronics, energy saving and the use of alternative energy sources.

According to the Industrial Park «INNOVATION FORPOST» concept in the city of Dnipro, it is planned to construct public buildings and facilities, locate industrial enterprises and provide infrastructure.

PROJECT ZONES:

- production area – industrial facilities (up to 30 new eco-friendly production units);
- residential area – a residential complex with an area of 27,000 m²;
- public and commercial area – public complexes (15,500 m²).
- recreational and green area – 7 ha of greenery, 800 m long park, landscape design and art objects.



Financing of the IP creation program

Implementation of the programme involves both private investment and preferential lending:

- investment in production capacity – approximately €124 mln;
- investment in park infrastructure – €27.52 mдr (power, water supply and sewerage, roads, industrial buildings, gas pipeline).

Completed:

- construction of a temporary 100 kW electrical substation;
- capital repair of 2 production facilities and their commissioning;
- construction of a 150/10 kV, 16.5 MW substation;
- construction of engineering and transport infrastructure facilities, phase I.

Initiator

Dnipro City Council <https://dniprorada.gov.ua/uk>

Industrial park Management Company: Dnipro Development Agency
<https://agency.ednipro.dp.ua/>



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Industrial park «INNOVATION FORPOST»

Technical parameters

Land plot characteristics:

- **area:** 50 ha (Industrial park is divided into 35 land plots (ranging in size from 0.4 ha to 7.9 ha);
- 75% of the area free of construction;
- **intended use:** industry land;
- **cadastral number:** available.

Engineering infrastructure:

- pump-type water supply and water disposal;
- gas distribution stations (GDS) of low and medium pressure;
- electricity supply is 24 MW

Transport infrastructure:

- railway / freight terminal
- Nyzhnodniprovskiy junction in a radius of 3.1 km;
- european route E50 – 4 km;
- city center – 4.6 km;
- river port – 3.8 km.

Project goals

- increasing the region's investment attractiveness;
- revitalizing old industrial areas by upgrading infrastructure, launching new production facilities, and creating public and recreational spaces;
- developing innovative production;
- increasing budget revenues by stimulating entrepreneurial activity, taxes and new investments;
- creating up to 5,000 new jobs.

Financial benefits for investors

- tax incentives and customs preferences;
- compensation of interest rates on loans;
- zero tax and land rent during the design and construction phases;
- preferential rates for land tax and rent;
- real estate tax exemptions.

Project location:

the city of Dnipro.



Mechanisms for cooperation

Cooperation business agreement within the industrial park (lease).

Dnipro City Council

«Dnipro Development Agency»

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Industrial park «KRYVBAS»

Description

Industrial Park «Kryvbas» was created to introduce the highest level of preferences in the implementation of investment projects and ensure economic diversification in the city of Kryvyi Rih.

ПРИОРИТЕТНИЙ ПРОФІЛЬ УЧАСНИКІВ:

- mechanical engineering and metalworking;
- production of building materials (sanitary ware, cable and conductor products, etc.);
- transport and logistics center;
- information technology (IT) and production based on the use of innovative technologies;
- production and processing of agricultural products;
- repair and service of the equipment (including production of elastomeric materials);
- research activity, production of equipment and facilities for the "green" energy industry.

Initiator

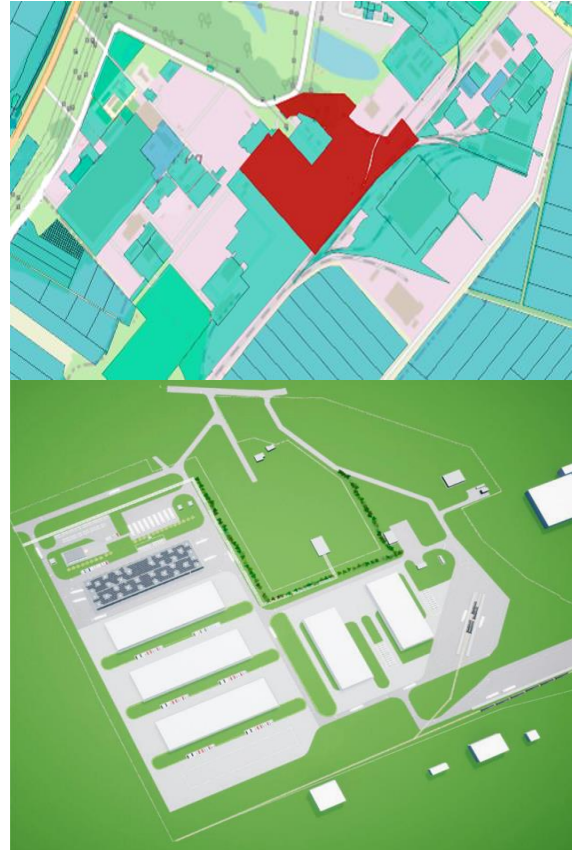
Kryvyi Rih City Council
www.ig.krmisto.gov.ua

Goals

- attracting investments and diversification of the city of Kryvyi Rih economy;
- creation of new industrial productions using innovative, energy-saving and environmentally friendly technologies;
- creation of approximately 1 300 jobs;
- development of innovative hightech and science-intensive sectors of the economy.
- increasing the competitiveness of the area.
- development of modern production and market infrastructure.
- increase in revenues to the budgets of all levels.

Industrial park Management Company

CE «Kryvyi Rih city development institution»



Economic indicators

City budget.

The city funds submittals and constructs management buildings and bomb shelters, while arranging engineering and transport infrastructure.

Benefits and discounts on land tax (a preferential rate of land tax of 0.001% has been established).

Industrial park's participants.

Future residents of the industrial park are expected to attract funds to the city economy in the amount of up to **EUR 47M.**

Industrial park is established for the **30 years** period (2013 – 2043 years).



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Technical parameters

Land plot characteristics:

- **area:** 26,03 ha, with the possibility of expansion by 73 ha;
- buildings and facilities are absent on the land plot;
- **Intended use:** land of industry;
- **cadastral number:** 1211000000:04:381:0056;
- **administrator:** Kryvyi Rih City Council.

Engineering infrastructure:

- **water supply:** capacity: 213 m³/day. Distance from the existing urban water supply system to the boundary of the land plot is 250 m;
- **gas supply:** capacity: 300 m³/h. Distance from the existing gas control unit to the boundary of the land plot is 250 m.;
- **electricity supply Capacity:** 8.45 MW. Distance from the boundary of the land plot is 130 m.

Transport infrastructure:

- Municipal Enterprise «Kryvyi Rih International Airport» of Kryvyi Rih City Council – 35 km;
- roads of national importance:
 - H11 (Dnipro – Mykolayiv (through Kryvyi Rih) – 5.5 km;
 - H23 highway of national significance (Kropyvnytskyi – Kryvyi Rih – Zaporizhzhia) – 11.5 km.
- regional highway: P-74 – 1 km; T0434 – 0.8 km.
- railway station «Kryvyi Rih - Sortuvalnyi» – 2 km

Mechanisms for cooperation

Cooperation business agreement within the industrial park (lease).

Additional information

Project current status:

- the project concept has been approved.
- geological-engineering and geodetic engineering works were carried out on the land plot.
- a preliminary feasibility study has been developed.

Location:

the city of Kryvyi Rih, Dnipropetrovsk region.



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Scan for additional
information:



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Industrial park «Eco-Steel»

Description

The **creation of Eco-Steel** is to rebuild industry of Ukraine and to accelerate the "green transition" for processing industry, "green metallurgy", companies of construction materials production, logistics and related services by meeting the needs of these companies for properly equipped industrial areas with environmentally sustainable and stable engineering and transport infrastructure and affordable production and warehouse space. An industrial park is being created for 50 years.

FUNCTIONAL PURPOSE

- production of metallurgical and metalworking products;
- production of construction materials;
- processing of metallurgical waste;
- logistics;
- related services and production.

Initiator

LLC «GVINEA»

Project goals

- attracting environmentally and socially responsible investors with closed-cycle production facilities and innovative, energy-saving and environmentally friendly technologies as participants in the industrial park;
- construction of production and warehouse buildings in accordance with the requirements of BREEAM and LEED green certification;
- development of the engineering and transport infrastructure, including the needs of the industrial park participants and compliance with environmental standards and limits;
- organisation of resource-efficient and clean production;
- creation of new workplaces in compliance with the principles of inclusion and gender equality in the recruitment process and labour relations;
- efficient usage of resources and waste recycling.

Industrial park Management Company:

LLC LANGUAGE UNIVERSE



Economic indicators

Expected amount of investments:

\$293 million

Investment amount per 1 ha of developed area

- Stage 1 (up to 5 years): \$7.9 million per 1 ha
- Stage 2 (7-10 years): \$6.9 million per 1 ha

Annual total revenue of the industrial park participants

- Stage 1 (up to 5 years): \$270.2 million per year
- Stage 2 (7-10 years): \$ 360 million per year

Number of jobs created

- Stage 1 (up to 5 years): 550 people.
 - Stage 2 (7-10 years): 350 people.
- Total: 900 people.



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Industrial park «Eco-Steel»

Technical parameters

Land plot characteristics:

- **area:** 23,86 ha (Green-field) with the possibility of expanding ;
- **intended use:** industry land;

Engineering infrastructure:

- water supply and sewage (maximum expected capacity of 5,540 m³/day);
- gas supply - gas distribution stations (maximum expected capacity of 4,000 m³/h);
- electricity supply (maximum expected capacity of 60 MW)

According to the functional use, the territory of the industrial park is divided into zones:

zone of administrative purpose;

- zones of production and warehousing purposes;
- engineering support zones;
- renewable energy zones;
- employee recreation areas;
- parking areas for cars and trucks;
- roads beyond the railway line.

Transport infrastructure:

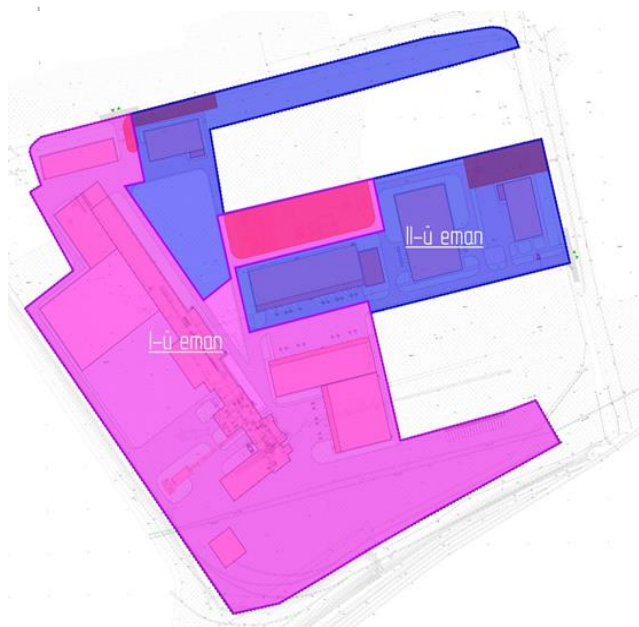
- Municipal Enterprise «Kryvyi Rih International Airport» of Kryvyi Rih City Council – 34,7 km;
- H23 (Kirovohrad - Kryvyi Rih - Zaporizhzhia) - 6 km,
- H11 (Dnipro – Mykolayiv – 6.5 km;
- P-74 - 11.7 km,
- T-0434 - 23.3 km,
- Kryvyi Rih-Sorting railway station - 22.3 km.

Additional information

The area around the land plot has a developed traffic network formed by asphalt roads with a carriageway width of 5.5-7 m, which have access to the national highway H23 (Kropyvnytskyi – Kryvyi Rih – Zaporizhzhia)

Location:

Novopil village council, Kryvyi Rih district



Mechanisms for cooperation

Cooperation business agreement within the industrial park (lease).

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Industrial Park «Zhovti Vody»

Description

IP «Zhovti Vody» was established to attract investments, stimulate modern production and create new workplaces in high-tech and innovative fields. The main specialization of the IP is the chemical industry cluster.

KEY SECTORS:

- production of chemicals and chemical products;
- production of basic chemicals, fertilizers, nitrogen compounds, plastics and synthetic rubber in primary forms;
- production of paints, varnishes and similar products, printing ink and mastics;
- production of other chemical products;
- production of artificial and synthetic fibers;
- alternative energy and scientific and technical activities; information and telecommunications activities, as well as auxiliary and related industries.

Initiator

«Industrial Park Zhovti Vody» LLC,
the management company is «Concept Real Estate» LLC

Goals of the IP «Zhovti Vody»

- creation of a modern production infrastructure for the development of high-tech enterprises;
- increasing the competitiveness of the region through the introduction of innovative technologies;
- creating about 500 new workplaces and increasing the employment rate;
- promoting environmentally friendly production and implementing energy-efficient solutions.

After the development of the IP, potential investors will be proposed: modern production facilities, access to utilities and energy resources, tax incentives, and assistance in cooperation with scientific institutions and research centers.

Economic indicators of the IP

Total amount of investments: \$18.6 million, of which \$2.3 million was raised from own and credit funds



Industrial Park «Zhovti Vody»

Technical parameters of the IP

Land plot characteristics:

- **area: approx:** 10 ha, with an estimated construction area of 41,857 m²;
- **intended use:** industrial land;
- **cadastral numbers:** 1210700000:01:303:0078, 1210700000:01:302:0024

Engineering infrastructure:

- water supply will be provided from the existing network of the industrial zone. Consumers will be connected to the internal system through a main water supply line (Ø 315 mm) with branches (up to Ø 200 mm).
- water sewage - each facility will have its own water treatment system with subsequent discharge into the collector);
- gas supply - approximate rate of 80.0 m³/h per 1 ha;
- electricity supply - standard design load per 1 hectare of the IP territory is 0.5 MW.

Planned infrastructure on the territory of the IP:

- industrial - industrial buildings, warehouse complexes, administrative buildings, technical areas and a chemical plant;
- social infrastructure - canteens and cafes (arrangement of places for employees' meals), medical centers and sports grounds;
- green areas - green areas for employees' recreation;
- safety and security - fences and video surveillance.

Transport infrastructure:

- adjacent transport communications: regional highway P74 and territorial highway T1210
- E-50 (European highway) - 18 km;
- railway stations: Pyatikhatky (22.0 km), Kryvyi Rih, station Rokuvata (49.0 km), Kryvyi Rih (69.0 km), Dnipro (129.0 km);
- the nearest railway station is Zhovti Vody-1 (fourth class freight and passenger railway station)

Location of the IP:

Dnipropetrovsk region, the city of Zhovti Vody



Mechanisms for cooperation

Cooperation business agreement within the industrial park (lease).

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