



Property management company
of Industrial Park "STANKOZAVODSKOY"
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INDUSTRIAL PARK
"STANKOZAVODSKOY"
RJAZAN CITY

CONTACTS

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INDUSTRIAL PARK
«KOMSOOLETS»
EGORJEVSK City,
Moscow region

Property management company
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INDUSTRIAL PARK "STANKOZAVODSKOY"



Territory : 42,4 Ha
Production Area: 256 000 sqm

Industrial park «STANKOZAVODSKOY» is representing an unique project for Ryazan district - that is the territory with complex of operational and administrative buildings, prepared for renting by different branches of industrial enterprises.

Industrial Park is located in Ryazan city, 180 km from Moscow, at the territory of industrial district, created during Soviet Union time as township-forming enterprise. The above area consist of engineering buildings complex and communication centers (units)- at the territory of 42,4 Hectares.

Industrial Park «KOMSOLOLETS» offers very good conditions to potential lease holders. Here they have is unrivalled in Egorievsk region big area sizes for displacement Euro Trailers and another lengthy automobil transport ,availability of gateway entrance for Euro Trailers, capability for Euro Trailers entrance directly within manufacturing area, perfect logistic activities, roundabout for transport at the territory and other things..

Territory : 19 Ha
Production Area : 60 000 sqm



Industrial park «KOMSOLOLETS»



Communal infrastructure (Municipal service)

	Industrial Park "STANKOZAVODSKOY"	Industrial Park «KOMSOMOLETS»
Electrical supply system:		
	26 MWt	14 MWt
Gas supply system:		
total capacity (m ³ per year)	26 350 000 m ³ per year	3 500 000 m ³ per year
Water supply system:		
capacity of water service (m ³ per hour)	7,2 m ³ per hour	3,5 m ³ per hour
Water disposal:		
Extension of waist water disposal system (m)	4628 m	2378 m
Extension of storm-water drainage system (m)	4225 m	2378 m
Heat energy:		
Capacity of heat energy (Gcal/HR)	29,6 Gcal/HR	5 Gcal/HR

Telecommunication:

There are several operators of telecommunication at the territory of Industrial Parks, which provides high-speed Internet access and Telephone Communications.

Logistics of Industrial Parks



Federal highways:

M5 Ural (Moscow – Samara – Chelyabinsk). federal highway distance -1879 km. This highway is a part of Euro route network (highway E30) and Asian Euro route network (highway AH6).

M6 Kaspilj (Moscow – Volgograd – Astrahan). federal highway Moscow – Volgograd – Astrahan. distance — 1381 km. This highway is a part of Euro route network (highway E119) and Asian Euro route network (highway AH8). Part of highway from Volgograd to Astrahan is also part of Euro route network (highway E40).

Roads of regional sub ordinance:

P123 regional sub ordinance highway: "Spas-Klepiki — Ryazan". Route begins from highway crossing regional highway P105 "Moscow — Egor'evsk — Kasimov", near Spas-Klepiki town. The road trends from the North to the South of Ryazan district through the territories of Ryazan and Klepikov regions, without crossing with any big traffic roads. It is also crossing "Pra" and "Oka" Rivers. It is finishing at the crossing with federal highway M5 «Ural» near Ryazan city.

P105 Moscow — Egor'evsk — Kasimov. It trends from the North to the South of Ryazan district through the territories of Ryazan and Klepikov regions, without crossing with any big traffic roads. It is also crossing "Pra" and "Oka" Rivers. It is finishing at the crossing with federal highway M5 «Ural» near Ryazan city.

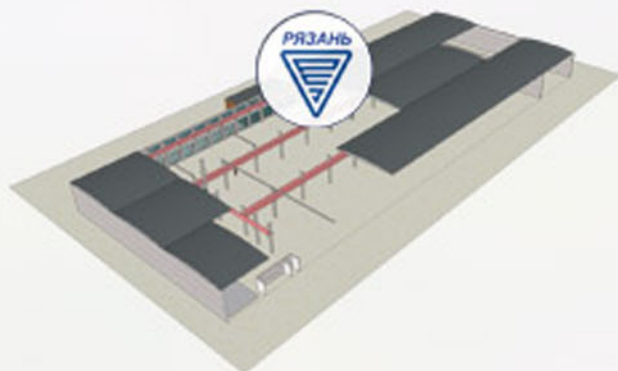
Railways: crossing-Ryazan & Sasovo cities directed to Penza, Samara, Chelyabinsk cities.

Cross-Ryazan & Ryzhsk directed to Voronezh cities.



Projects and operational plants of Industrial parks "STANKOZAVODSKOY" "KOMSOMOLET"

Service facility building №34:
Total area 9162 sqm

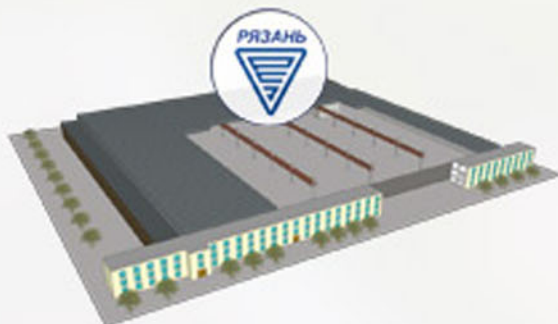


Heating boiler-welding house -workshop №24:
Total area 14986 sqm



Production area and administrative
buildings, small-scale Workshops:

Total area from 300 sqm



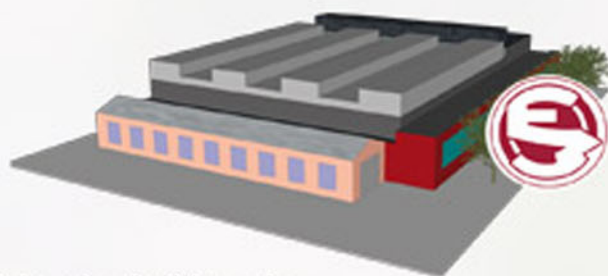
Main processing building:
Total area 44000 sqm

Main processing building:
Total area 12 286 sqm



Administrative buildings for
production:

Total area from 500 sqm to 3500 sqm



Services granted by property management company

Real Property and Facilities Management (leasing Management)

Power- water-thermal supply
sources

Water supply service

General utilities services

Consulting service



Telecommunication service

Logistics service

Information services

Residents of Industrial Parks

Г.С. «Vesta Park» established in 2003 Year. This Group of companies specializing in integrated supply of enclosure structures (building envelopes) for construction of: manufacturing, trade-related and warehousing complexes, and also effects management administration of constructing projects and general contract.

Group of companies consist of: general contracting organization, project workshop, production plant of sandwich panels and metalworks. Group of companies hold power capacities for production of metalworks and sandwich panels, special constructing equipment. Annual production volume of sandwich panels makes more than 1 million square metres.



Production company «Stalstroj» operated at construction market CFO since May 2013 Year. This organization represents widely developed constructional-manufacturing structure of total cycle, starting from projects and manufacturing works up to project construction "on turnkey" basis.

Outfitting of processing department surface area= 5000m square meters, and also high qualification and big professional operational experience of specialists provides execute a projects of any complexity.



Residents of Industrial Parks



LLC "Ryazanskij Stankostroitel" -enterprise which is specialize in production of machine tools, metallworking equipment, spare parts to (Soviet/Russian made) machine tools (spare parts and units to: lathes, milling machines, drilling machines, grinding machines, ballscrew(LIBF), turret heads, lathe chucks ect.), as well as retrofit installation and general repairing of metallworking equipment .

Manufacturing enterprise has wide range of machinery equipment, which allows making it all kinds of machining, such as : lathe, milling drilling-boaring, grinding, operations, as well as gear processing of complex parts. Operation of the proposed equipment provides serious cutting of production costs and production time of express operations in full-scale production and low production volume.

Autoneum company is justly considered as a lider in the fields of engineering operation solutions & developments for thermal insulating and sound protection of transport facilities. Autoneum company enterprise is a long term partner for leading leading manufacturers of cars and tracks in all over the world . Autoneum company offers comprehensive and cost effective decisions at the fields of thermal insulating and sound protection, which enhance comfort and operating capacities of transport facilities.



Regional assistance for investors at the territory of Industrial Parks «STANKOZAVODSKOY» and «KOMSOMOLETS»

Investments to amount not less than 1 billion rubles:

- reduction of rates from profit tax up to 15,5%
- reduction of rates from property (wealth) tax up to 0%
- Granting subsidies for exemption from transport tax.

Investments to amount not less than 150 million rubles. :

- reduction of rates from profit tax up to 16%
- reduction of rates from property (wealth) tax up to 0,6%
- Granting subsidies for exemption from transport tax

Investments to amount not less than 25 million rubles:

- reduction of rates from profit tax up to 18%
- reduction of rates from property (wealth) tax up to 1,1%

