

Guide to Yuzhny SPB Industrial Park

No.	Key facts about the industrial zone	
1.	Name of the industrial zone/industrial park	Yuzhny SPB Industrial Park
2.	Description of the facility's specialisation (industrial classification of enterprises recommended for location)	<ul style="list-style-type: none"> ✓ High-tech production; ✓ Production of medium hazard category construction materials; ✓ Low and medium hazard category light industry; ✓ Low and medium hazard category chemical production; ✓ Assembly production; ✓ Low hazard category pharmaceutical production; ✓ Warehouses and logistics terminals; ✓ Food production may be located on some plots of the industrial zone
3.	Safety category of production recommended for location	Industrial enterprises of safety categories 3-5
4.	Location	North-western part of Yuzhny Satellite City, Pushkin District of Saint Petersburg
5.	Type of plots	Vacant land
6.	Area (ha), including undeveloped land and its specifications: geological specifications of the plot, specifications of existing vegetation (forest, undergrowth, etc.)	<ul style="list-style-type: none"> ✓ The total area of the industrial zone is 99 ha; ✓ Undeveloped area of the industrial zone is 99 ha; ✓ Lowland, open, low-ruggedness terrain, free from construction and woodlands
7.	Name of companies located on the territory of the industrial park / industrial zone, with specification of the size of the plot of land	Negotiations are underway with potential industrial residents
8.	Cadastral number	78:42:18406:11
9.	Category of land	Industrial land
10.	Rights holder/land owner (main) of the plot of land	Yuzhny Satellite City LLC
11.	Nearby production facilities (industrial, agricultural, other) and distance to them (metres or kilometres)	<p>The area borders the following production facilities:</p> <ul style="list-style-type: none"> - to the north – none, - to the west – none, - to the east – none, - to the south – Doni Verevo Industrial Park
12.	Distance from nearest residential neighbourhood, settlement in kilometres	Lesnoe – around 2 km;
13.	Approximate total volume of labour force	Around 1,200,000 people
14.	Existence of barriers (yes or no)	No
Area's transport facilities:		

15.	Link with Saint Petersburg: highway, railway link (passenger, goods). Distance from sea or river port	<ul style="list-style-type: none"> ✓ Saint Petersburg – Kiev highway; ✓ Saint Petersburg – Pskov railway; ✓ 30 km to Large Port of Saint Petersburg (sea); ✓ 18 km to Pulkovo Airport 		
16.	Distance (in km) of the area from: <ul style="list-style-type: none"> ✓ Centre of municipal entity in which the land is located (name), ✓ Nearby cities (name), ✓ Highways (name), ✓ Railways and stations with names specified 	<ul style="list-style-type: none"> ✓ Pushkin city – 10 km; ✓ Gatchina city – 5 km; ✓ Kiev Highway – 0 km; ✓ Existence of railway branch and two stations on the project's territory. Nearest railway platform (“29 km”) – 0 km; 		
17.	Existence or possibility of railway branch	Possible		
18.	Existence of: <ul style="list-style-type: none"> ✓ Road exits from the highways onto the territory of the development ✓ Road network within the development 	<ul style="list-style-type: none"> ✓ Yes ✓ Planned 		
19.	Plans to provide the area with transport infrastructure	<p>Unique transport access:</p> <ul style="list-style-type: none"> ✓ Federal Highway M20 (6 lanes, a transport interchange has been built on the project area); ✓ Proximity to main transport highways: M11, M10, Ring Road, Pulkovo Airport, Large Port of Saint Petersburg ✓ Existence of railway lines and two stations on the project's territory 		
Infrastructure specifications				
20.	Type of infrastructure:	Units of measurement	Capacity	Description (if absent, distance to nearest network)
	Gas	m ³ /hour	7,700	Connected to gas distribution network of Shosseynaya 2 Gas Distribution Station
	Electricity	kW	43,000	Connected to Pulkovskaya 300 Substation
	Water	Cubic metre/day	4,100	Water supply from Nevsky Water Supply (LOKS JSC)
	Sewage	Cubic metre/day	3,700	Connected to networks of Vodokanal SPB State Unitary Enterprise
21.	Plans to provide engineering infrastructure for the area	Concept developed and agreed with monopolists to provide Yuzhny Satellite City with engineering facilities. At the moment it is possible that the necessary facilities will be allocated for construction needs. Full provision is planned by 2015		
Main parameters of buildings and surroundings located in the area				
22.	List of existing enterprises and future constructions of the industrial zone (industrial park) and their industrial classification	No		
23.	Proposed use of the area	Industrial zone		

Services offered by the industrial park/industrial zone and other details		
24.	Details about managing company	START Development Management Company ZAO
25.	List of services of the management company for potential investors/residents/tenants of the industrial zone/industrial park	<ul style="list-style-type: none"> ✓ Provision of a single, clearly formed concept based on principles of planning and zoning ✓ Assistance in the development of urban planning documentation, design and agreements ✓ Assistance in “turnkey” construction of facilities and servicing industrial and office facilities
26.	Types of participation by potential investors – sale, offers for long-term leasing, rights negotiation, other alternatives	Sale of plots of land
27.	Types of state support enjoyed by the management company of the industrial park/industrial zone or its residents	Yuzhny Satellite City is a strategic project of Saint Petersburg (Government Resolution №438 from 07.04.2011). The project has been included in the list of priority investment projects №476П-П16 approved by the Government of the Russian Federation on 7 February 2012.
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Situational map (functional zoning plan – upon the existence) of industrial zone/industrial park enclosed.

