

## SMZ Industrial Park

## GOALS

### Main Goals:

Giving to manufacturers SMZ production facilities for rent or long-term rent with a right of future purchasing

Meeting residents' requirements to maximum level due to high quality service on the territory of Industrial Park

### In addition:

Increasing of investment attractiveness  
of Penza region

Distance for nearest city (km)	Industrial Park is in the center of Serdobsk
Distance to regional center (km)	110 km to Penza
Distance to Moscow(km)	760 km
Nearest Highway	Federal Highway "URAL" M5 – 110 km
Road from Industrial Park to Highway	Regional Road Serdobsk – Penza
Roads availability on Industrial Park territory	Available
Railway station communication	Available
Terminal of shipping out for train delivery	Available
Availability of railway roads	Available
Distance to nearest international airport	Airport "Ternovka" – 102 km
Distance to nearest river port	None
Total Production area of Industrial park	547 000 m <sup>2</sup>
Total office area proposed for rent	7 600 m <sup>2</sup>

## Industrial Park Area

### Property Structure

Land Owner



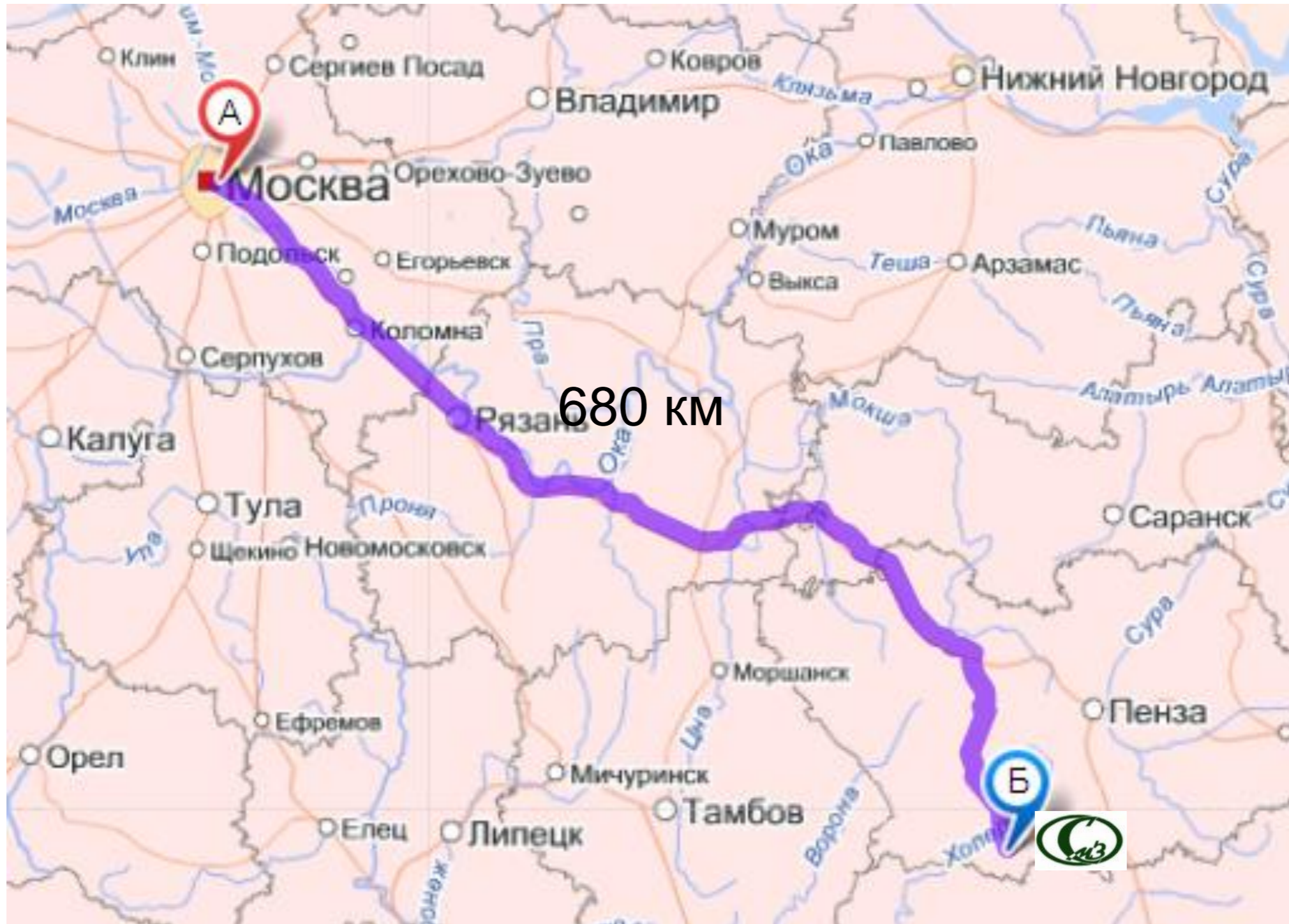
Municipality of Serdobsk district,  
rent to 28.12.2054 year

Property Owner



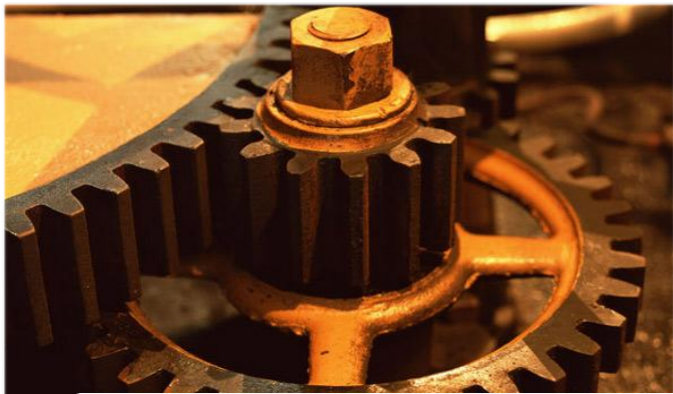
SMZ

## Industrial Park Area



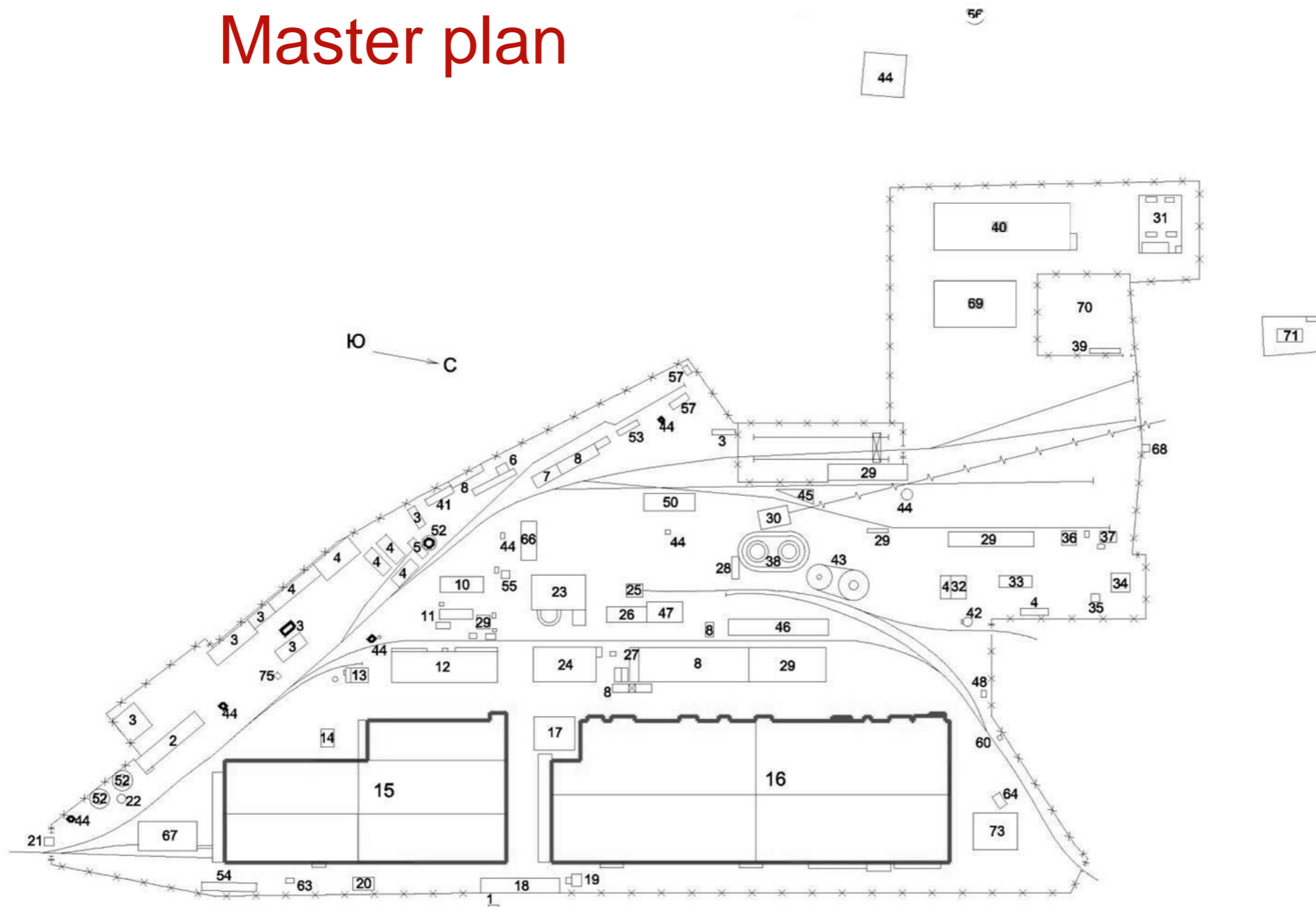


## Industrial Park Area



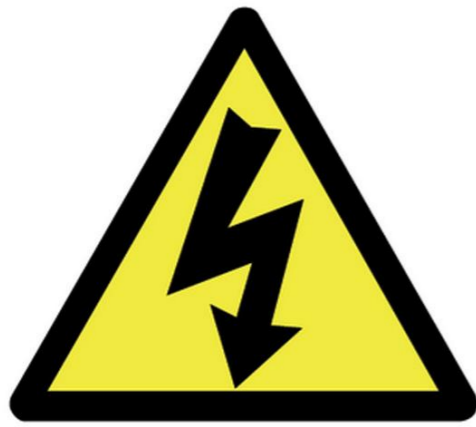
	Industrial, m2	Administrative, m2	Warehouse, m2	infrastructure, m2	Land, m2
SMZ	157 660	10 676	13 295	2 928	370 735

## Master plan

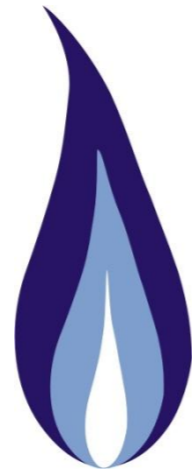


- Основное производство:
- Главный корпус №15 S=39600м<sup>2</sup>
  - Механо-сборочный корпус №16 S=61300м<sup>2</sup>

## Industrial Park Features of all buildings energy



82%



10%



50%



30%



30%



5%



## Industrial Park Office Area

5 store administrative building (7 700 м2)



Tele-communications lable

Roads availability

Meeting all Fire Requirements

Safety and Security

## Main Services given to residents of Industrial Park

Rent of facilities

Electricity

Heat Supply

Water Supply

Gas Supply



## Extra Service given to residents of Industrial Park

Cleaning of production facilities and equipment

Cleaning of offices

Meals

Medical care

Human Resources Search

Internal Logistics (provision of industrial trucks)

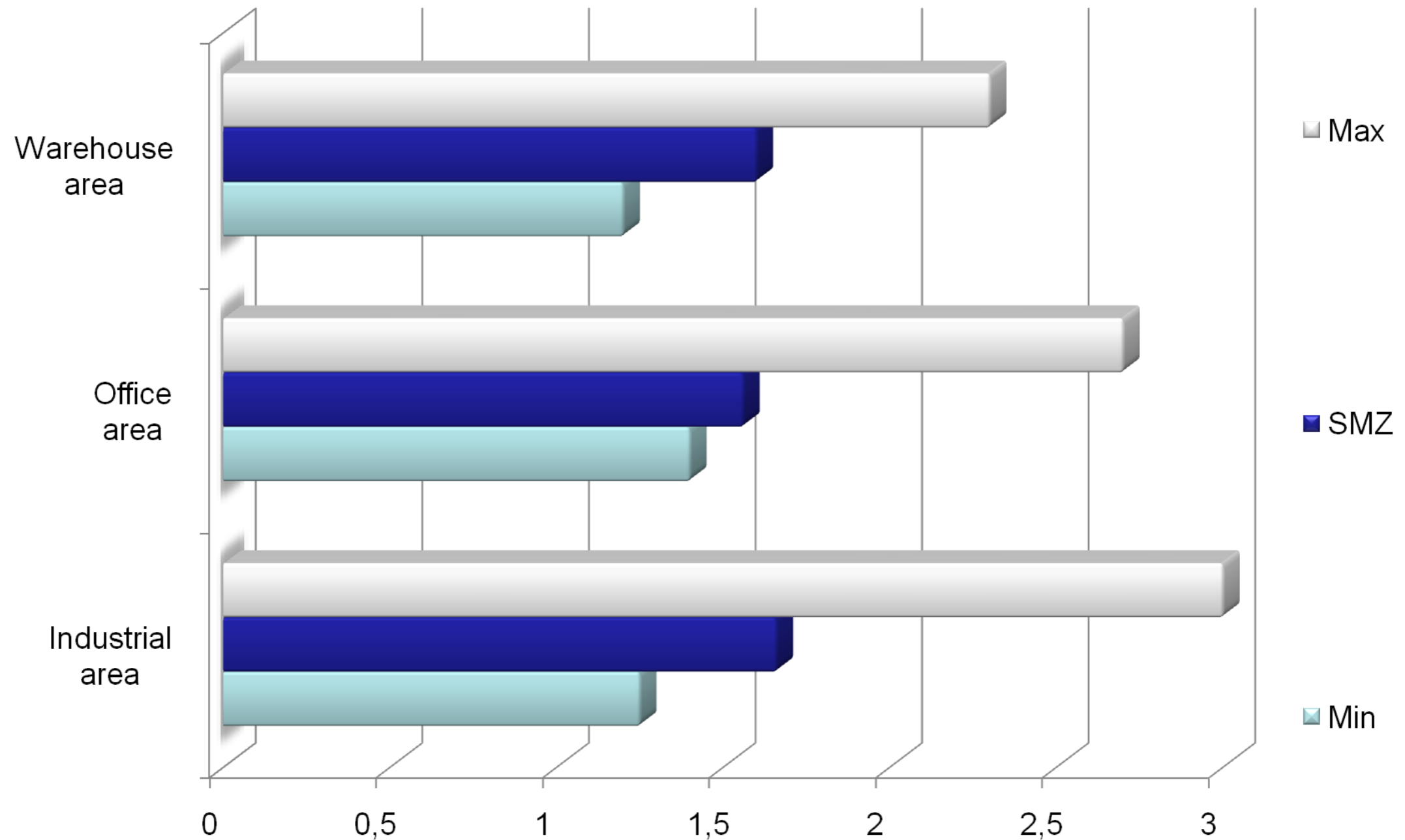
Warehouses

Communication and IT





## Competition in Serdobsk (cost of renting of 1 m<sup>2</sup> of, USD/month)

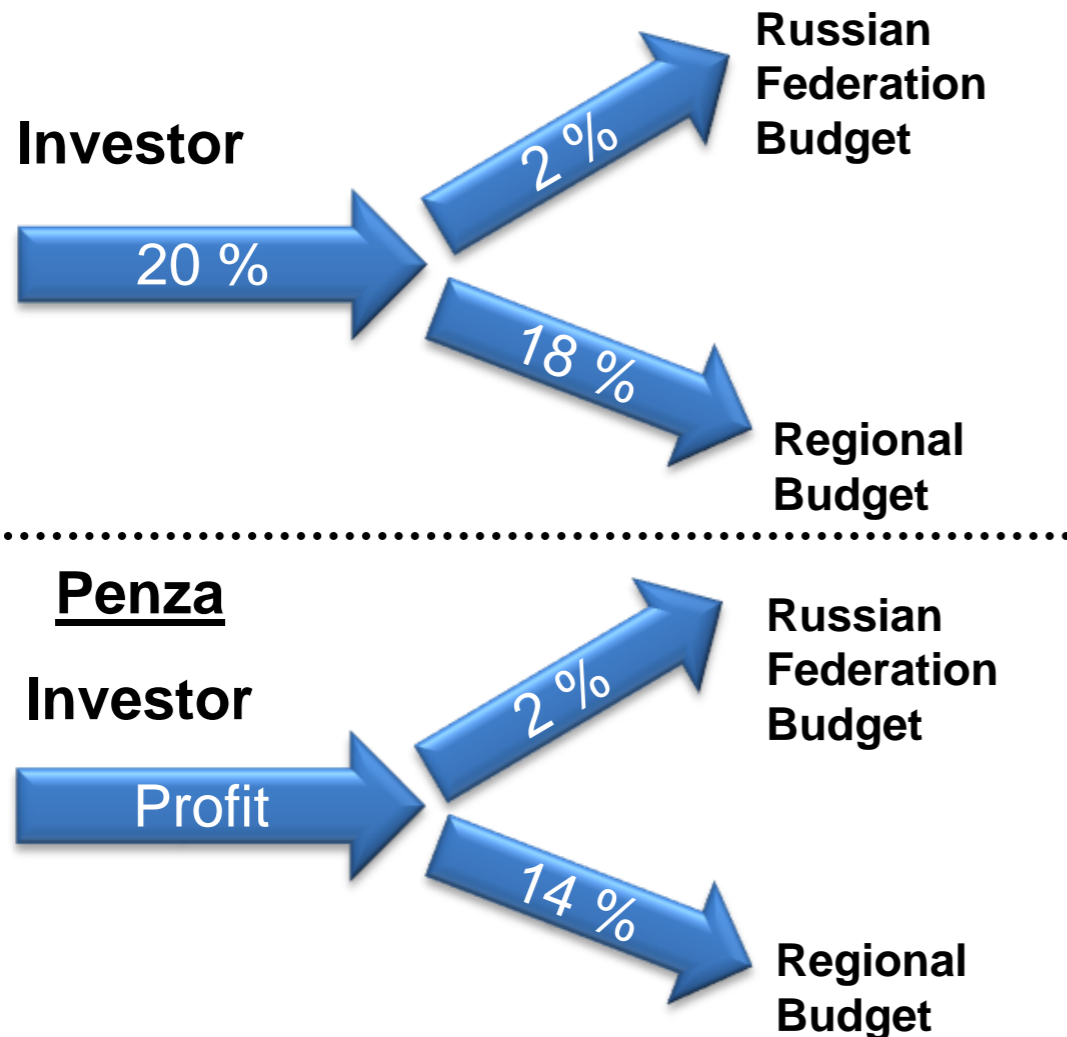




## Benefits and subsidies

Law of the Penza region from 30.06.2009, № 1755-3ПО " On investment and public-private partnership in the Penza region "

### Profit Tax in Russian Federation



Property Tax

Transport Tax

Providing subsidies from the budget of the Penza region for reimbursement of expenses to pay interest on loans and lease payments for the modernization and development of new competitive products industry enterprises.

## Terms and Conditions for residents

- Resident has a right to manufacture any kind of goods on the territory of Industrial Park with no demand for additional license and requirements for existing facilities.
- Potential resident applies to Industrial Holding AUTO COMPONENTS or Penza Region Development Corporation for getting all documents for Application Form for Industrial Park Residence.
- Application is to be considered for three days and a potential resident gets invitation for a meeting.
- During the meeting or later on in accordance of Parties agreement decision about Industrial Park residence is taken.
- Rent Contract is concluded.

## Main Advantages for Residents of Industrial Park

- Residents have opportunity of placing their production on prepared area with developed infrastructure, communications and roads, and all necessary permissions.
- Concentration in one place of production facilities, warehouse and office saves residents' expenses.
- It is profitable to use extra services on the territory of Industrial Park.
- Industrial Park Management due to professionalism of Managing Company guarantees compliance with all norms, rules and requirements of controlling organizations.

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