

PRODUCTION AND LOGISTICS COMPLEX “YANKOVSKY”

IN VLADIVOSTOK,
RUSSIAN FEDERATION

PRODUCTION
AND LOGISTICS
COMPLEX



WHY “YANKOVSKY”?

The life the Yankovskys family is a history of creators who became an integral part of Primorsky Krai and Russian Far East.

“Yankovsky” is a surname representing famous businessmen which fostered common weal and development of the region for a long time. “Yankovsky” is an embodiment of revival, improvement and economic recovery of our region.

ABOUT PROJECT

The project PLC “Yankovsky” is developed, proceeding from a wide experience of engineering and construction warehouse facilities in Russia based on modern European and international standards.

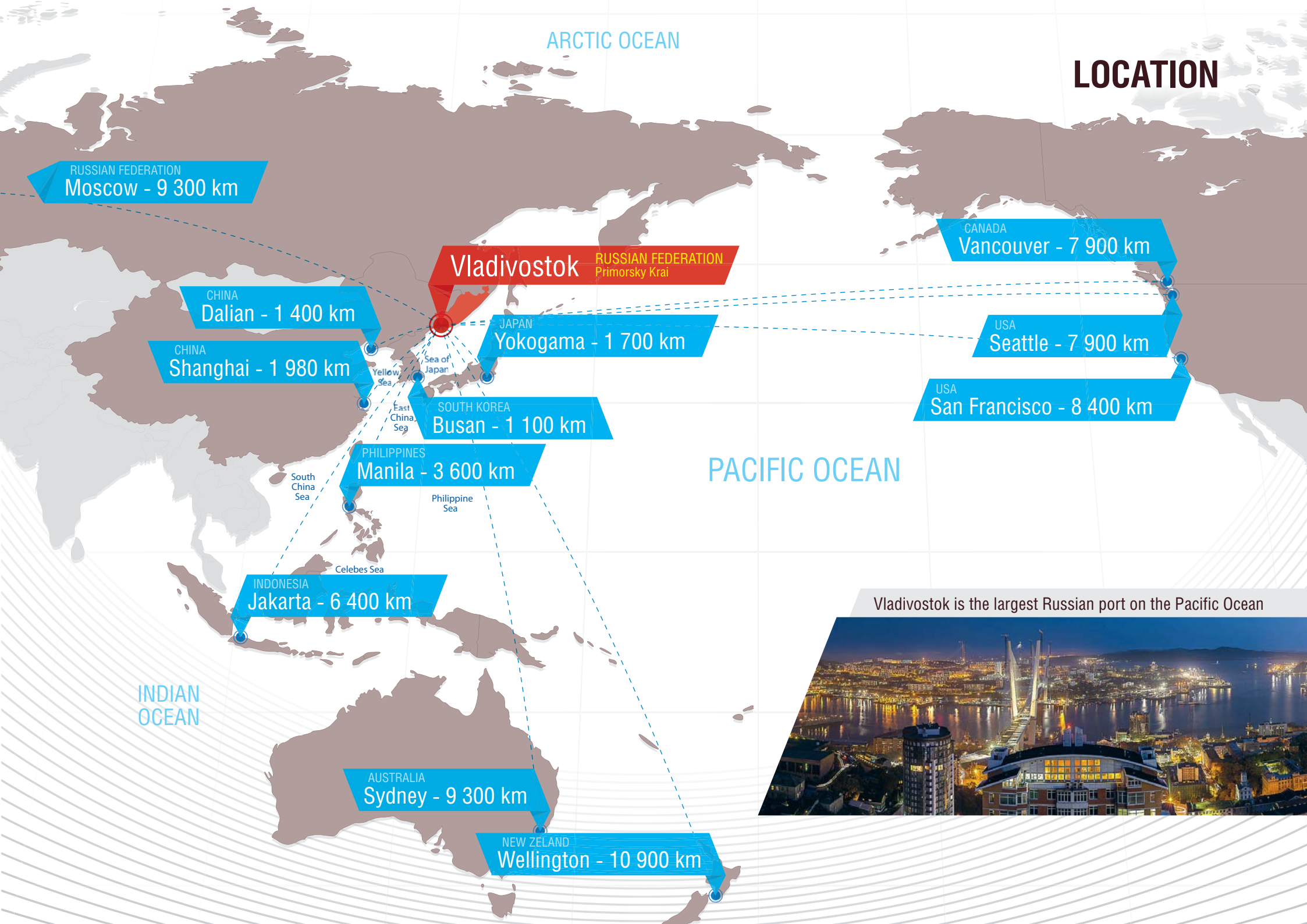
The project includes achievements in logistics of the last several years and provides construction of warehouse facilities “A”, “B” and built-to-suit.

The land plot size of Logistics Park – 27 Ha where will be located:

- 4 warehouse buildings various size: 72 000 sq.m
- Premises of the engineering infrastructure
- Check-point for trucks and cars
- Administrative and amenity building
- Parking for trucks and cars
- Parking for heavy-duty and light-duty vehicles
- Architecture of facility will be in the style of industrial architecture
- **Commercial terms: Lease / Sale / Built-to-Suit**



LOCATION



PACIFIC OCEAN

Vladivostok is the largest Russian port on the Pacific Ocean



TRAFFIC INFRASTRUCTURE

CONVENIENT LOCATION

Vladivostok - 48 km
Artem - 5 km
Ussuriisk - 82 km
Nakhodka - 160 km
Airport - 5 km



Production and logistics complex



Hyundai Electric factory

M60 AH30

federal highway
part of the Trans-Siberian Highway
part of the Asian Highway

48 km
Vladivostok city
Administrative center
of Primorsky Krai

740 km
Khabarovsk city
Administrative center
of Khabarovsk Krai

Artem city
Railway station

Artem city
Bus station

Artem city
5 km

Nakhodka city
160 km
seaport

WORKING STAFF
Access to a large number
of highly skilled workers - within
a radius of 50 km there are more
than 600,000 inhabitants

LOGISTICS
Easy access to the facilities of the seaport and airport

Vladivostok Airport



5 km



4 km

5 km

PROJECT ADVANTAGES

Convenient location

- Distance to international Vladivostok airport – 5 km
- Distance to Vladivostok port – 48 km
- Distance to Nakhodka port – 160 km

The large number of highly qualified staff – there are more than 600 000 inhabitants within a 50 km radius

- Vladivostok (about 626 000 inhabitants)
- Artem (about 103 000 inhabitants)
- Nakhodka (about 159 000 inhabitants)

The availability of all communications

A professional management company

Ability to adapt the project to the needs of the specific clients

THE MAIN CHARACTERISTICS OF PRODUCTION AND LOGISTICS COMPLEX:

- Land plot size – 27 Ha
- Total area of warehouse and production premises – about 92 000 sq. m
- A-class warehouses – 22 620 sq. m; 1 dock per 700 sq. m
- B-class warehouses – 41 340 sq. m; 1 dock per 1000 sq. m
- Built-to-suit – 7 488 sq. m
- Production premises – 14 288 sq. m
- Administrative and amenity building including mezzanines – 8 046 sq. m
- Parking for trucks – 277 spaces
- Parking for cars – 79 spaces

Engineering solutions

- Water supply
- Electric power supply
- Gas supply
- Heating system
- Ventilation system
- Sprinkler firefighting system
- Sewage
- Telephone
- Internet
- Video surveillance system



MASTER PLAN



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Built-to-suit

-  Fire tank
-  Local treatment facilities
-  LPG tanks
-  Security checkpoints
-  Administrative building
-  Site for waste collection
-  Transformer substation
-  Platform for diesel generator set

First phase: 18 876 sq. m

Delivery: first quarter 2015

Total area of warehouse premises: 71 448 sq. m

Total area of production premises: about 14 288 sq. m

The internal organization of the traffic: roundabout, road marking, separate pedestrian paths

Possibility of lease, sale and built-to-suit



CONTACT INFORMATION

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