



YOUR BUSINESS
GROWTH POINT:
PROSPECTIVE
INDUSTRIAL SITE
«EASTERN INDUSTRIAL AREA»

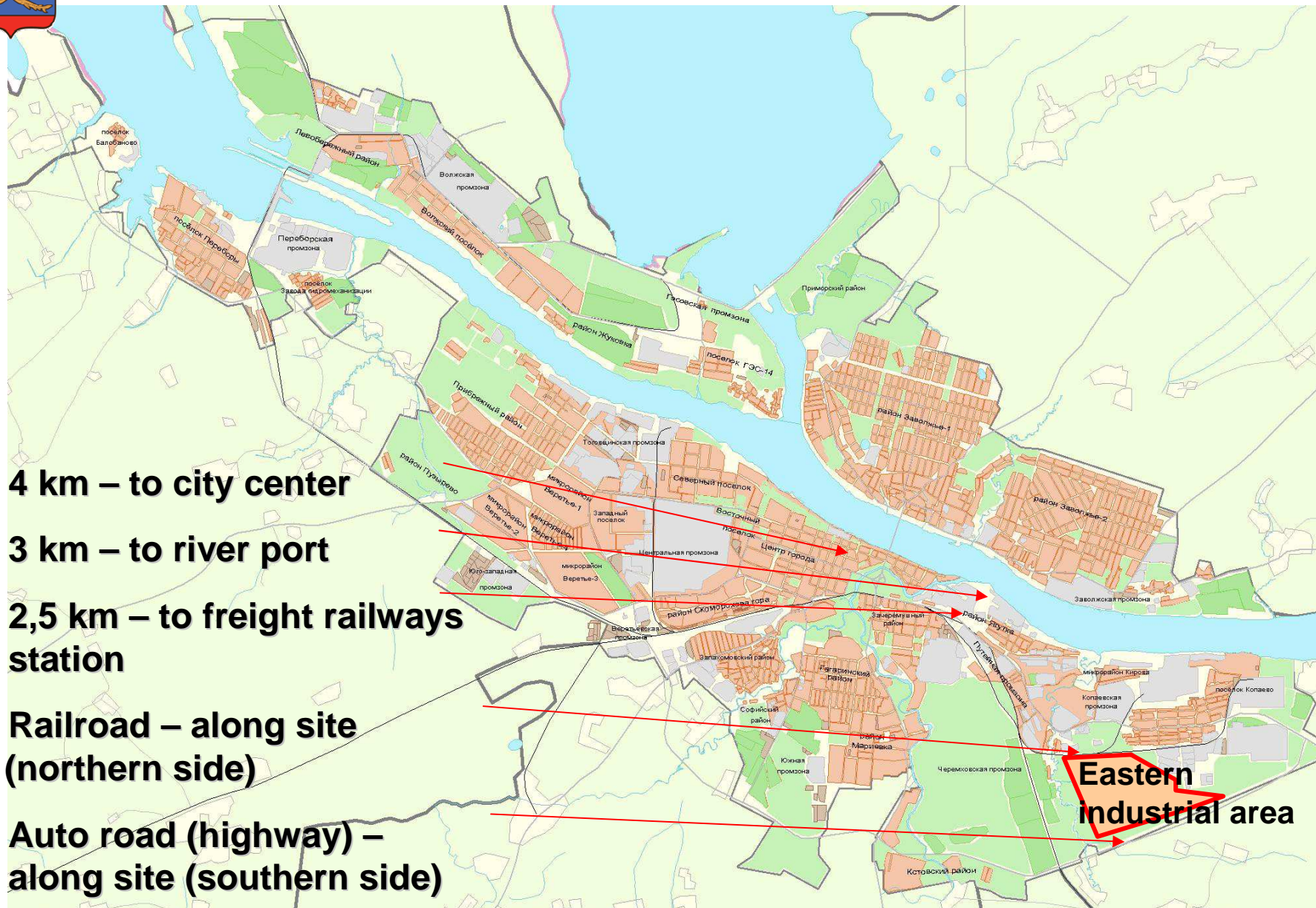
Rybinsk
2011





SITE LOCATION IN RYBINSK

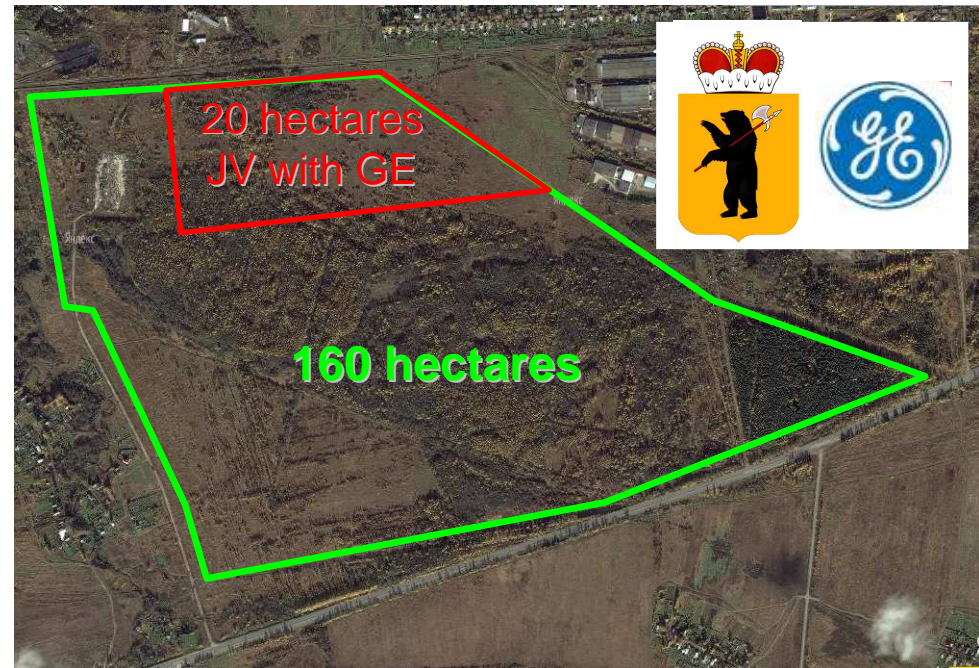
- 4 km – to city center
- 3 km – to river port
- 2,5 km – to freight railways station
- Railroad – along site (northern side)
- Auto road (highway) – along site (southern side)





SITE BASIC FEATURES

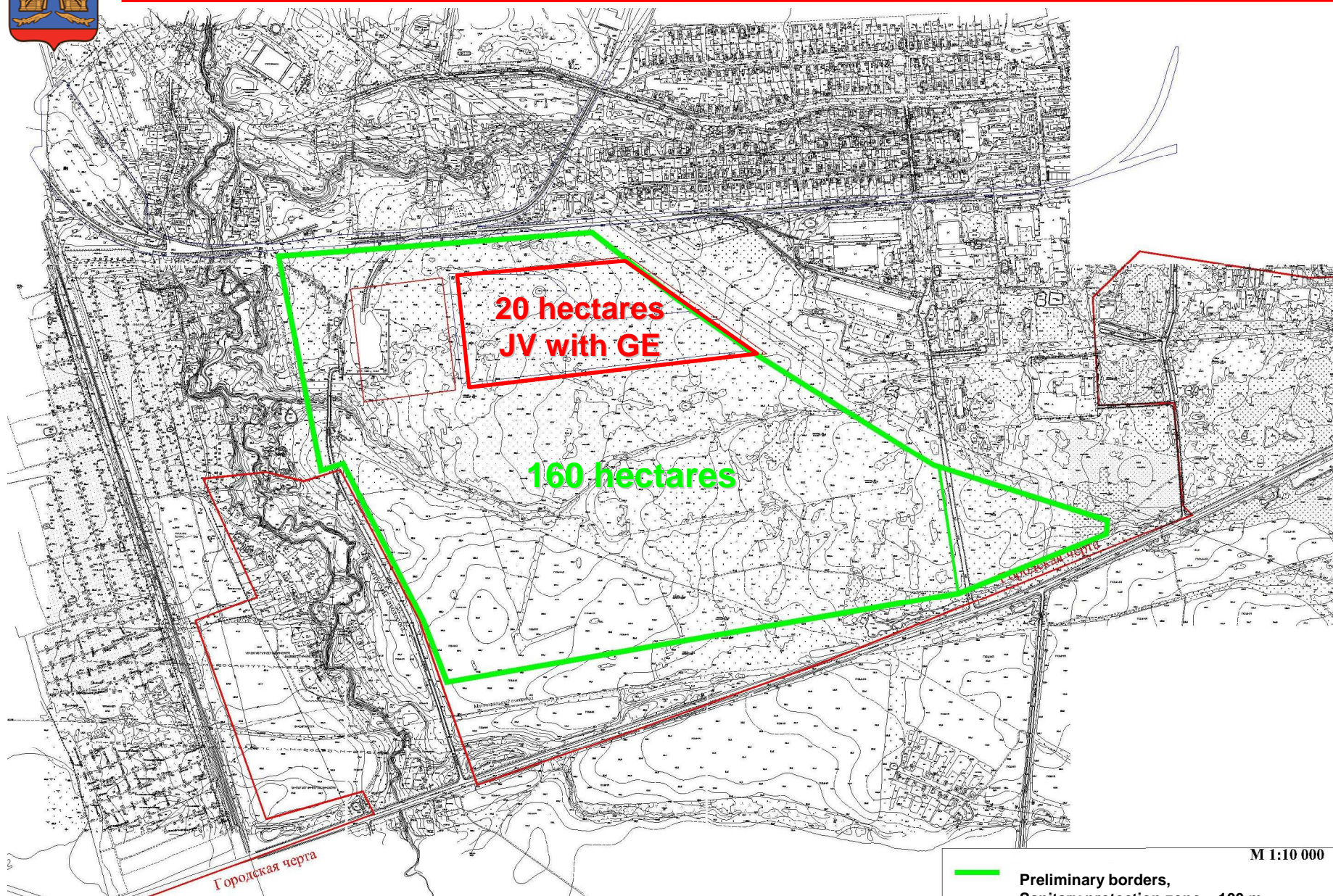
- 160 hectares – total (city territory), widening up to 400-1500 hectares available
- 2-20 hectares land lease or purchase available
- Municipal (state) property
- Plain terrain
- Purpose: industrial, scientific companies, communal facilities, warehouses
- Infrastructure: water, electricity, gas, communications in proximity
- City center – 4 km, river port – 3 km, railroad, automobile road – along the site



- Area included in Program of investment areas development (Regional Government) and Program of social-economical development of 2011-2015 (Rybinsk administration)
- **First resident: JV of “GE”, “Rostekhnologii”, “Inter RAO EES”**



SITE PLAN



М 1:10 000

— Preliminary borders,
Sanitary protection zone – 100 m



AVAILABLE INFRASTRUCTURE

- **auto roads:**

- Yaroslavl highway (0,5 km off, along northern side)
- Circumferential highway (along southern side)

- **railroad** (along northern side)

- **industrial and communal water supply** (2,4 km to Pump station #2, Popov Street)

- **industrial and communal water disposal, sewers** (0,7 km to sewers collector along Yaroslavl highway; 4,5 km to sewers and waste cleaning facilities)

- **electric network**

- Substation «Poligrafmash» 110/6 kV (1,5 km off the site),
- Substation «Lugovaya» 110/10 kV (1,5 km off the site)
- HV transmission line 110 kV (along north-eastern side)



SITE DEVELOPMENT FIGURES (EXPECTED)

- 5-6 new industrial companies – site residents (including JV with GE)
- 10-15 billion RUR (300-450 mln. USD) investments for new industrial construction
- 1500-2000 new work places

Preliminary assessment of resources consumption (6 companies):

- Electric power 24 MW (150 mln. kWh/year)
- Natural gas (high pressure) 4,0 mln. cubic m/year
- Water (industrial, communal) 9,0 mln. cubic m/year
- Water disposal, wastes 6,0 mln. cubic m/year



DEVELOPMENT PLAN 2011-2014: INFRASTRUCTURE CONSTRUCTION

- **auto roads:**
 - between Yaroslavl and Circumferential highways (0,5 km new and 1,5 km reconstruction)
 - site entrances, intrasite roads
 - reconstruction of Yaroslavl highway (6,5 km from Circumferential highway to Kuybyshev street)
- **railroad branch (reconstruction 2,5 km), dead-end construction**
- **water supply network** (2,4 km to Pump station #2, Popov street, enhancing PS#2 power)
- **local sewers cleaning facilities and network** (0,7 km to sewers collector along Yaroslavl highway)
- **electric network** (1,5 km of network or connection to HV transmission line along the site, construction of transformation substation required)
- **high pressure gas pipe, construction of new gas distribution station** in 2013 (Ermakovo)





RYBINSK – CITY OPEN FOR NEW INITIATIVES

- Multi-branch scientific-industrial potential;
- Favorable geographical location; water resources;
- High qualification human resources;
- Wide multi-level education system and high scientific potential;
- Perspective investment areas for industrial, residential, public facilities construction;
- High level of international relations;
- Stable social and political situation, high activity of population

Yaroslavl regional ratings in 2010:

1st place
Municipal
Authorities
Efficiency

2nd place
Investment
Activities





VISIT RYBINSK –

CITY OF RAPID CHANGES!



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