LEVOBEREZHNY
INDUSTRIAL ESTATE
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PROJECT'S MISSION

OOO Kirishi Service Company provides Levoberezhny industrial estate residents with optimal conditions for doing business in today's market environment. This creates a long-term and mutually beneficial partnership.

PROJECT'S OBJECTIVES

To sell industrial estate lots to investors and focus on functions of effective management of engineering infrastructure and park residents servicing.

To take an active part in development of investment attractiveness of the Kirishi district of Leningrad region.

To contribute to economic development of the region through providing effective manufacturing process.

Project Location and Transport Accessibility

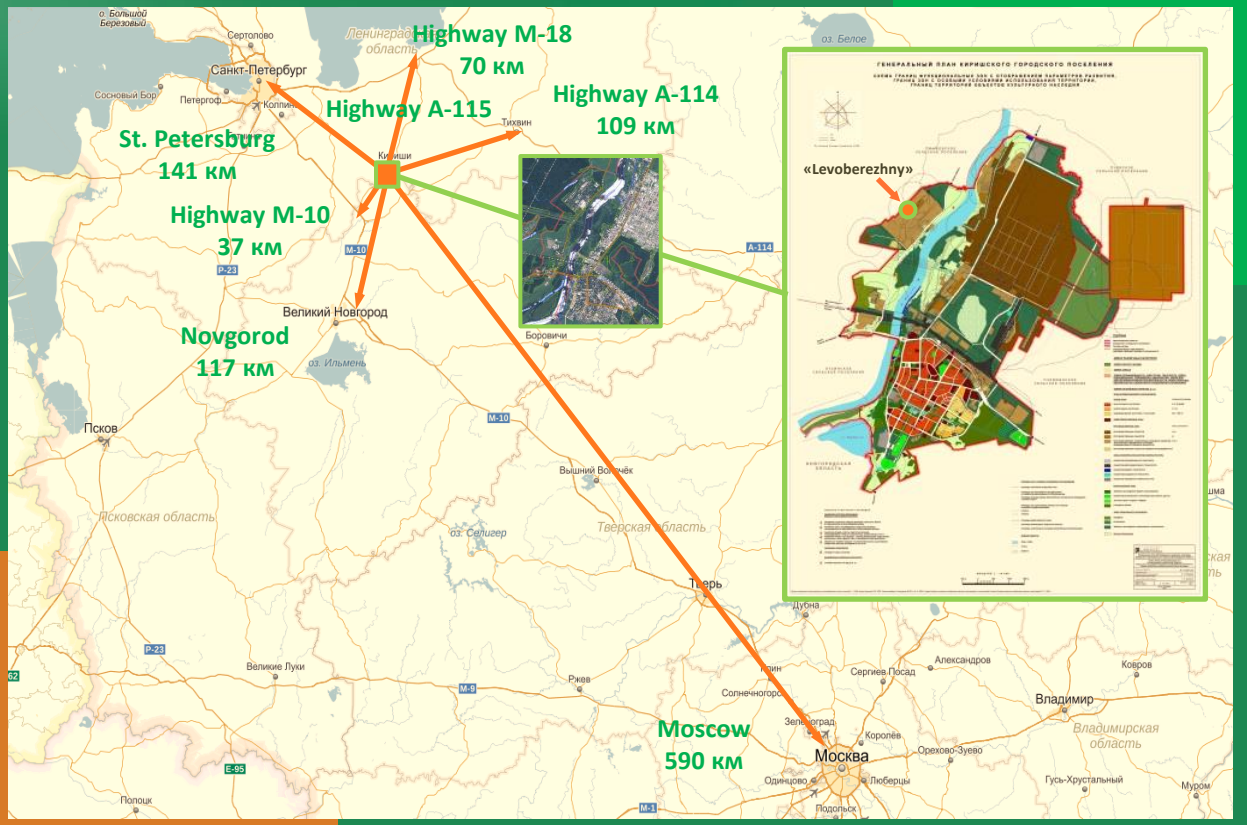
Levoberezhny estate has comprehensive transport facilities:

- access to such main north-western motorways as M10 Russia motorway, M18 Kola motorway, A-115 Zuevo – Novaya Ladoga, A-114 Vologda - Novaya Ladoga;
- connected to the railroad through Andreevo railway station;
- has a facility of utilizing the waterways of the Volkhov River.

The internal roadway network of the estate has a very high capacity and sufficient opportunities for industrial and commercial logistics deployment of any type.

Any object on the site can be connected to railroads or motorways.

Location Plan



IMMEDIATE SURROUNDINGS

Kirishi city is a large industrial center of Leningrad region.

Many large manufacturing plants such as PO Kirishinefteorgsintez (Kinef) (oil refinery), the subsidiary of Penopleks SPb (heat insulation), Rusdzham Steklotara Holding (glass containers), the First Woodsteeping Works, OGK-2 Kirishi Power Station, Teploenergoremont – North-West, MP UVKH, Europak, Biotehprogress (water treatment) and many others are located in Kirishi.

Some of the aforementioned companies are residents of Levoberezhny industrial estate.

Moreover, a wide range of agricultural, transport and construction companies are located in Kirishi.

The most powerful combined cycle gas turbine unit in Russia with 800 MW capacity is installed on Kirishi thermal power station.

Engineering Infrastructure

Current Facilities:

- step-down substation with allowed (contractual) power of 47 MW which can be increased up to 143 MW;
- industrial water supply system with capacity up to 700 cm./hour;
- waste water treatment plants with capacity up to 17,000 cm./day;
- communication and Internet (E1 flow) provided by Rostelekom company.

Site capacities:

- steam and gas can be supplied to the site;
- an investment program for the reconstruction of water supply and sanitation system, sufficient to cover the needs of all types of production facilities, has been developed;
- long-term rental of premises for administration personnel of residing companies in the office building.

Images

Cable-stayed bridge

Office building

Step-down substation

Railway depot

Residents and Partners

Levoberezhny estate development project is supported by the Economic Development Agency under the government of Leningrad region. Kirishi municipal administration, Kirishi Power Station and PO Kinef show significant interest in the development of the production site on the left bank of the Volkhov River.

The following companies are among the estate residents:

- Rusdzham Steklotara Holding
- First Woodsteeping Works
- Farm-Tigoda
- Ros-Invest
- Stimul
- Kvartz Tehno

Ассоциация Индустриальных Парков

RUSCAM

Investment Opportunities

OOO KSK, property management company, is ready for a comprehensive business cooperation. The following collaboration options are being considered:

- sale or long-term lease of lots in their current condition;
- sale or long-term lease of lots with laid communications, prepared for construction development;
- provision of lots for manufacturing and commercial operation under condition of payment for minimum consumption of utilities and management company services;
- build-to-suit for sale or lease (construction according to customer needs with the subsequent sale or lease of the object to the customer).

Other options are being discussed. The fund raising within the New industrialization program is also possible.

Project Benefits

Taking into consideration energy security, industrial aptitude, and logistic facilities, the site of Levoberezhny industrial estate is among the top three most attractive for the industrial development territories in Leningrad region.

Production plants with hazard rating from 2 to 5 can be located in the territory of Levoberezhny estate.

Infrastructure facilities of the site can meet all production needs when it comes to electricity, water, steam, and gas.

The fee policy for all services on the site is regulated by the Committee on Tariffs and Pricing policies of the Leningrad Region. It serves as an additional safeguard of customer rights protection from unjustified price increases by the management company.

Management Company Services

Today, KSK management company offers its residents the following services:

- provision with industrial estate infrastructure (railways and internal roads, water supply and discharge, electricity and power transfer, telecommunications and broadband services);
- provision with office premises;
- assistance when it comes to obtaining technical regulations for gas and heat power (steam) supply;
- assistance when it comes to the preparation of urban planning paperwork;
- provision with a sanitary certificate of a land lot suitability for the stated purposes;
- provision with the documents confirming the nature of land and type of its allowable usage;
- legal support when it comes to the acquisition of land title deal.

Contact Us

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Electric power transmission services and/or utility connection issues:

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