

Investment proposal Brownfield

1. Name of industrial plot / production area

Industrial Park "Technosity" (for placement and operation of main, auxiliary, and auxiliary buildings and structures of enterprises of processing, machine-building and other industries)

2. Localization

2d, Miroshnichenko Street, Kostiantynivka, Donetsk Region

Geographic coordinated: latitude – 48.506494, longitude – 37.722706

Object of industrial property

Webpage

www.konstrada.gov.ua

3. Owner of the object

Kostiantynivka City Council

3.1. Contact person

Last name, first name, patronymic *Olena Shchekodina*

tel.: (06272) 4-39-34 e-mail: invest.inovac.otdel@gmail.com

4. Main information of the industrial plot

4.1. Suitable for use area

Area *340152 sq. m.* Number of floors

Height - m Year of construction

Load resistance of the

floor _____ kg/sq. m. Year of modernization _____

4.2. Available technical conditions

| | | | |
|-----------|--------------------------|--------|-------------------------------------|
| excellent | <input type="checkbox"/> | medium | <input checked="" type="checkbox"/> |
| good | <input type="checkbox"/> | weak | <input type="checkbox"/> |

4.3. Total area of the plot of land is *340152 sq. m.*

5. Transport connection

the nearest highway/

road of national importance H-20 - 2,0-3,0 km

the nearest regional center

Kharkiv City - 225 km, Dnipro City - 239 km

the nearest international airport

Kharkiv City – 225 km (Osnova District), Dnipro City - 254 km (near Stari Kodaky Settlement)

6. Infrastructure

| | | | |
|--------------|-------------------------------------|--------------------------|-------------------------------------|
| Power supply | <input checked="" type="checkbox"/> | Sewer systems | <input checked="" type="checkbox"/> |
| Water supply | <input checked="" type="checkbox"/> | Road access for trucks | <input checked="" type="checkbox"/> |
| Gas supply | <input checked="" type="checkbox"/> | Cranes | <input type="checkbox"/> |
| Heating | <input type="checkbox"/> | Railway connecting track | <input checked="" type="checkbox"/> |

6.1. Estimated cost of supply of necessary communications (gas, water, sewerage, etc.)

No information

7. Terms of use / purchase

| | |
|------------------|-------------------------------------|
| Ownership (sale) | <input checked="" type="checkbox"/> |
| Constant use | <input type="checkbox"/> |
| Rent | <input checked="" type="checkbox"/> |
| Other | <input type="checkbox"/> |
| Specify _____ | <input type="checkbox"/> |

7.1. Price in UAH, including facilities and land

Regulatory and monetary valuation of land, determined by the State Service for Geodesy, Cartography and Cadastre, is 459 UAH/sq. m. per year. Accordingly, the amount of rent for the month is 1.14 UAH/sq. m.

8. Additional information (current state of affairs, possibility of state support, etc.)

This plot of land is located within the city borders and is suitable for placing enterprises of 3-5 hazard class. Connection points to the power supply, gasification and water supply networks – in accordance with the technical conditions. Type of soil on the plot - sand, loam, subsoil water and groundwater are not polluted, groundwater level from 14.0 m to 16.0 m. Sanitary protection zone up to 300 m.

Date of the proposal *May 05, 2021*

Alina Podstavkina. - Chief Specialist of the Investment and Innovation Department