



ЧЛЕН АССОЦИАЦИИ
ИНДУСТРИАЛЬНЫХ ПАРКОВ



MARYINO

Saint Petersburg, Russia
2023



WHAT IS MARYINO?

Maryino Industrial Park is a centrally managed industrial zone for modern industrial enterprises

Land plot

Total area – 130 ha

Ownership rights – private ownership

Location

Russia, Saint Petersburg, Maryino settlement (south-western part of the city)

Distance to the Ring road – 1.5 km via Ropshinskoye shosse

Our advantages

- ✓ Fully prepared land plots
- ✓ Ownership title to land
- ✓ All utilities onsite
- ✓ All capacities reserved
- ✓ City planning documentation approved
- ✓ Professional facility management
- ✓ Support of the Saint Petersburg government



WHY MARYINO?



Maryino Industrial Park:

- ✓ Quality labor force
- ✓ Large sales market
- ✓ Proximity of transport hubs
- ✓ Support of local authorities
- ✓ Shortest time of construction project

Purchase of
a land plot



Your success story
in Saint Petersburg

Manufacturing



Shortest time needed

Minimal risks

No extra costs



SAINT PETERSBURG



SAINT PETERSBURG: PROFILE

City



~ 5.6 M people
(official population;
actual population >7 M)



~ 3.17 M people
(employable population)

Education



Higher education:
>80 high schools,
> 300K students



Professional education:
~110 colleges,
~100K students

Transport



Pulkovo Airport (LED)
~ 18.2 M passengers (2022)



3 cargo seaports
St. Petersburg, Bronka, Ust-Luga



5 railway terminals

Science



2nd biggest scientific and
educational center of
Russia



~350 research and
development institutes
(>10% of the scientific
potential of Russia)



SAINT PETERSBURG: INDUSTRIES

Indicators



102,9% (Jan-Feb, 2023 to 2022)
industrial production index



~ 219K people (2022)
work in the industrial sector



>750 large and medium
industrial enterprises



>23,000 small
industrial enterprises



80,000 RUB per month
average salary in manufacturing
industry (Sep. 2022)

Key sectors



Machine building



Shipbuilding



Automotive



Production of equipment



Chemical



Medical equipment



Food production



Warehouses



LOCATION



MARYINO INDUSTRIAL PARK LOCATION



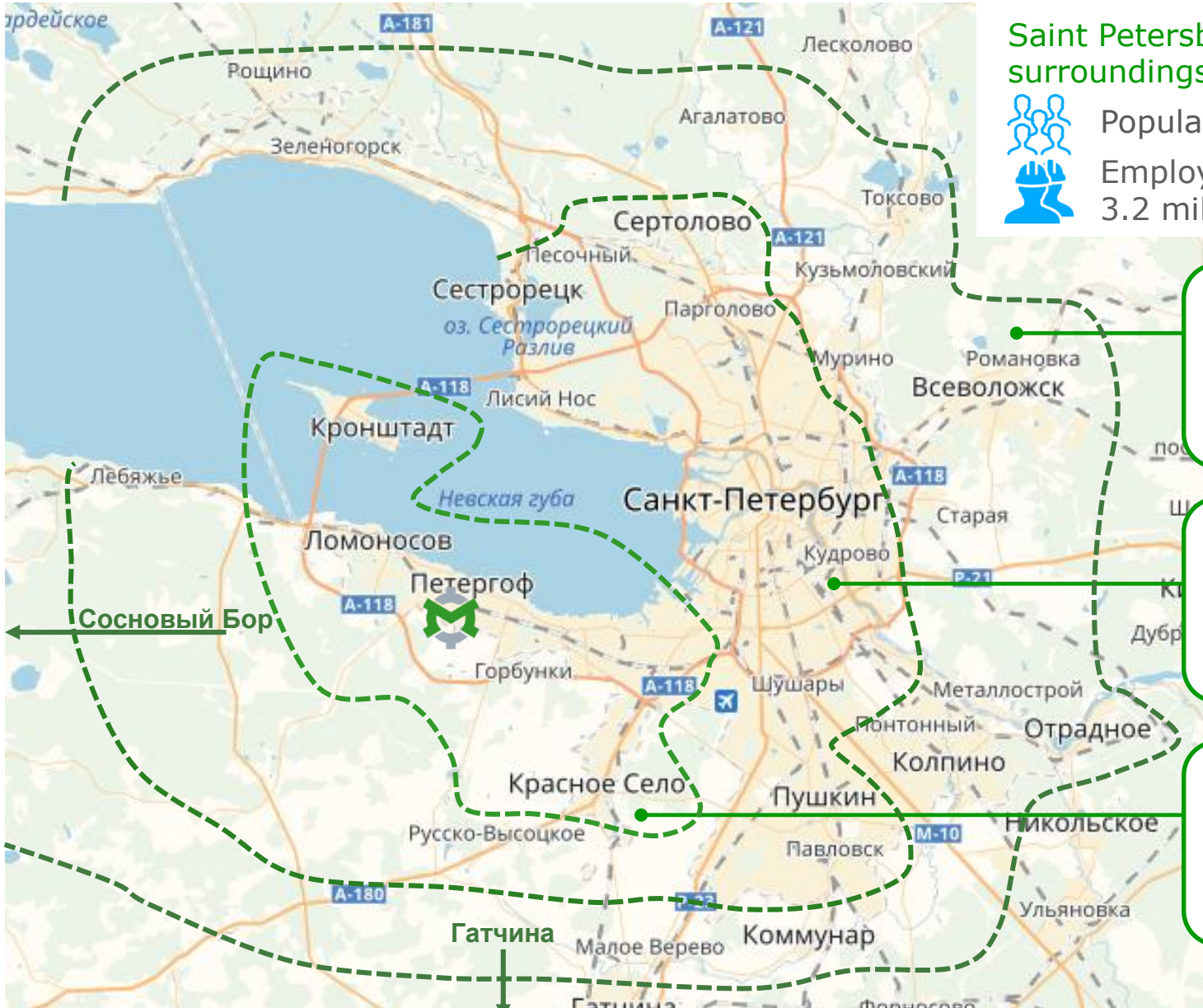


MAP AND DIRECTIONS





LABOR FORCE



Saint Petersburg and surroundings:



Population – 5.3 million
Employable population – 3.2 million



60-90 min.



0.45 million



0.27 million



30-60 min.



4.44 million



2.66 million



<30 min.



0.53 million



0.32 million



DESCRIPTION OF THE INDUSTRIAL PARK



PERMITTED USE

General Plan of Saint Petersburg: **PD** (industrial zone)

Land use and development rules: **TPD2_3** (manufactures and warehouses)

Allowed industry sectors:



machine building



automotive



equipment production



warehouses



food staff production



light chemicals



data centers



construction materials

Allowed hazard class:

- not higher than 3rd class (the sanitary protection zone should not go beyond the boundaries of the resident's site)



MASTER PLAN



МАРЬИНО

МАСТЕР-ПЛАН





РЕЗИДЕНТЫ ПАРКА





CERTIFICATION



MEMBER OF THE ASSOCIATION
OF INDUSTRIAL PARKS

Since 2013 Capital-Energo, Maryino facility management company, is a member of the **Association of Industrial Parks**

In September 2021 Maryino Industrial Park has got the second certificate of compliance with the **National standard GOST R 56301-2014** (Certificate of operating industrial park No.54 AIP)

Information on Maryino Industrial Park is represented in **Geoinformational system of industrial parks (GISIP)**, developed by the Ministry of industry and trade of the Russian Federation









**UTILITY
INFRASTRUCTURE**



UTILITIES AND CAPACITIES

Maryino Industrial Park area is provided with all utilities. All infrastructure is constructed, all capacities are reserved.

Utility	Total capacity	Available capacity
 Power supply	30,0 MW	14,1 MW
 Gas supply	11,004 m ³ /hour	3,434 m ³ /hour
 Water supply	920 m ³ /day	151 m ³ /day
 Domestic sewerage	920 m ³ /day	610 m ³ /day

Connection points to utility lines are located at the borders of each land plot.

Connection to electricity is organized at distribution transformer substations located on the territory of the industrial park.

Internal utility lines and infrastructure for the first three (out of four) phases of the industrial park are completed and put into operation:

- ✓ Gas, water supply and sewerage lines
- ✓ Local treatment facilities for rain water drainage
- ✓ 4 distribution transformer power substations 10/0.4 kV and power distribution grid
- ✓ Connection points to all utility lines at each land plot's boundaries
- ✓ Internal road network
- ✓ Security control system and CCTV surveillance
- ✓ Infrastructure of the facility management company





CURRENT CONDITION





Capital-Energo LLC

The Maryino Industrial Park facility management company

Our services:

- We maintain public areas (traffic management, cleaning, security, landscaping, etc.)
- We maintain utility lines and systems (water supply, sewerage, gas supply, CCTV, etc.)
- We approve with utility providers the procedures of connection of new factories to utility lines
- We support the industrial parks residents during design and construction of their new factories
- We lease out offices and a conference room in the administrative building to our clients
- We provide additional services (shuttle bus services, private areas cleaning, private utility lines maintenance, etc.) upon our clients' requests



INVESTMENT PROPOSAL

The package deal for placement in the industrial park includes:



1. Acquisition of ownership of a land plot.



2. Acquisition of rights to utility capacities.



3. Acquisition of the right to use the industrial park's road network.



4. Contract for the provision of operational services with the management company of the industrial park.



KEY ADVANTAGES

**PROXIMITY TO
TRANSPORT HUBS**

PROFESSIONAL MANAGEMENT

1.5 KM TO RING ROAD

BUILD-TO-SUIT

**FULL SITE
PREPARATION**

**MINIMUM TIME TO
LAUNCH A FACTORY**

**COMPLETE PACKAGE OF
DOCUMENTATION**

TITLE TO LAND

HARD SOILS

FLAT TERRAIN

**ACCESS TO
WORKFORCE**

AVAILABILITY OF LOAN FINANCING

WIDE RANGE OF LAND PLOTS



WELCOME TO MARYINO!



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