



# Industrial Park

the best place to launch a new  
factory in Russia

**Maryino Industrial Park**

**Vladimir Vishnevsky**  
JSC VTB Capital Asset  
Management

**Consulate General of Finland  
Saint Petersburg  
4 April 2017**



**MARYINO INDUSTRIAL PARK**

**WHO WE ARE**



# MARYINO INDUSTRIAL PARK

## Main parameters

- Saint Petersburg, south-western direction
- Airport – 20 min by car, sea port – 30 min by car.
- Total area – 130 ha

## Key advantages

- ✓ Full site preparation
- ✓ Title to land
- ✓ Complete package of documentation
- ✓ Proximity to transport hubs
- ✓ Access to experienced workforce
- ✓ Build-to-suit

## Residents





# LOCATION





# MASTER PLAN





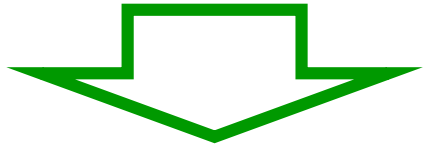
**MARYINO INDUSTRIAL PARK**

# **WHY INDUSTRIAL PARK?**



# FULL SITE PREPARATION

- Approved city planning documentation
- Full site preparation:
  - Roads
  - Utility lines
- Facility management company



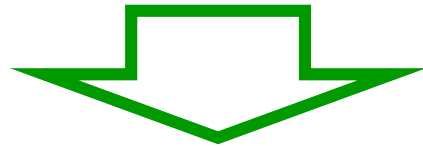
- ✓ **Minimum time to launch a factory**
- ✓ **Save money and time**
- ✓ **Minimum risks**





# GOVERNMENT SUPPORT

- Various tools of financial support for industrial investors from city authorities
- Maryino signed an investment agreement with Saint Petersburg Administration
- Committee for Industrial Policy and Innovations is a responsible division in the Administration of Saint Petersburg



- ✓ **Save money**
- ✓ **Less risks**







# DIVERSIFIED OFFER

- Land plot with all utilities AVAILABLE NOW
- Build-to-suit AVAILABLE NOW
- Industrial premises for sale / lease COMING SOON
- Cold storage and ground storage COMING SOON

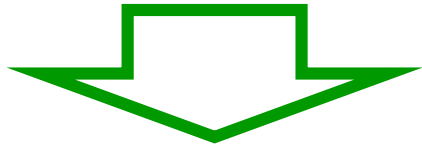


**Both SMEs and big industrial corporations can find a product corresponding to their specific requirements**



# EUROPEAN COMPANIES IN MARYINO

- Teknos (Finland) launched a new factory in Maryino in 2015
- Plastic Omnium (France) launched a new factory in Maryino in 2016



- ✓ **Successful legal and technical due diligence**
- ✓ **Efficient deal structure**
- ✓ **Quality test for Maryino**





**WELCOME! TERVETULOA!**

**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**

**FINANCING BY VTB BANK**

**WIDE RANGE OF LAND PLOTS**