

## Investment offer of the manufacturing site of the Brownfield type

1. General information	
Name of the site	Manufacturing building «SPMK-9»
Location of the site:	
• district	Zolotonosha
• residential area, street	Urban settlement Chornobai, 2, Mykhailo Starytskyi St.
• geographic coordinates	49.669722, 32.313611
2. Information about the owner:	
Ownership form	Municipal
Owner	Chornobai rural council
EDRPOU code (National State Registry of Ukrainian Enterprises and Organization)	26424714
Legal address	Cherkasy region, Zolotonosha district, Urban settlement Chornobai, 154, Tsentralna St.
Postal address	Cherkasy region, Zolotonosha district, Urban settlement Chornobai, 152, Tsentralna St.
Phone, fax, e-mail	+3804739 2 35 90, chornobaysrada@ukr.net
Website	<a href="https://chornobay-rada.gov.ua/">https://chornobay-rada.gov.ua/</a>
3. Main information on the industrial facility / manufacturing site:	
Functional purpose:	1965
• earlier	Manufacturing building
• now	Warehouses of a municipal enterprise
Number of floors in the building with free premises	1
On which floor of the building are the free premises located	1
Size of the free manufacturing site:	
• length, m	133,23
• width, m	50,0
• height, m	3,2-4,0 (the facilities have the different length)
• total area	6,662 (6,296 is for rent)
Total area of the auxiliary premises:	
• warehouses, m <sup>2</sup>	405,2
• administrative rooms, m <sup>2</sup>	1320,0
• other, m <sup>2</sup>	4570,2
Total area of the territory on which the manufacturing sites are located, thousand m <sup>2</sup>	6,662 (manufacturing sites)
Additionally :	1-storeyed manufacturing site, the area of the whole complex: administrative building – 6662 m <sup>2</sup> , under the construction – 1320 m <sup>2</sup> , household yard – 5341 m <sup>2</sup> ; Administrative building – 120,9 m <sup>2</sup> , checkpoint – 16,3 m <sup>2</sup> , warehouses – 405,2 m <sup>2</sup> , garages – 3 items – 183,4 (the area of 3 garages), manufacturing sites, land plots– 4,435 thousand m <sup>2</sup> (designated purpose: industrial land plots, transport, communication, energetics, defense and others); fenced territory
4. Transport connection:	
The nearest district centre (name of the city and the distance to it in km)	Zolotonosha city, 23,0
The nearest regional centre (name of the city and the distance to it in km)	Cherkasy city, 53,0

The nearest highway / road of national importance (the number of the road and the distance to it in km)	H-08, 9,7
The nearest railway cargo station (name and the distance to it in km)	«Zolotonosha –I» station, 23,0
Availability of the access railway road (yes / no)	no
The nearest airport and the distance to it (name and the distance to it in km)	«Boryspil», 152,0
<b>5. Infrastructure:</b>	
Availability of gas supply (yes/no) • capacity reserve, m <sup>3</sup> /hour.	yes
Availability of electricity supply (yes/no) • capacity reserve, kW/hour.	Yes
Availability of water supply (yes/no) • capacity reserve, m <sup>3</sup> /hour.	yes
Availability of wastewater disposal (yes/no) • capacity reserve, m <sup>3</sup> /hour.	no
Availability of the existing heating system (yes/no)	Yes
How is it possible to ensure loading and unloading operations	In mechanical way
Technical condition (excellent, good, medium, bad)	medium
<b>6. Usage/Purchase conditions:</b>	
Ownership (yes/no)	yes
Constant use (yes/no)	no
Rent (yes/no)	yes
Other (please, indicate)	-
Rent/purchase price	Rent - 20,7 thousand UAH/month purchase price - 2 mln UAH
<b>7. Additional information</b>	
Contact person (surname, name, position)	Gvozd Valerii Anatoliyovych, a leading specialist of the sector of housing and communal services, communal property, environmental protection and land relations of Chornobai rural council
Phones	+38098 738 64 20
E-mail	gkgchornobay@ukr.net