



OMSK REGION  
GOVERNMENT



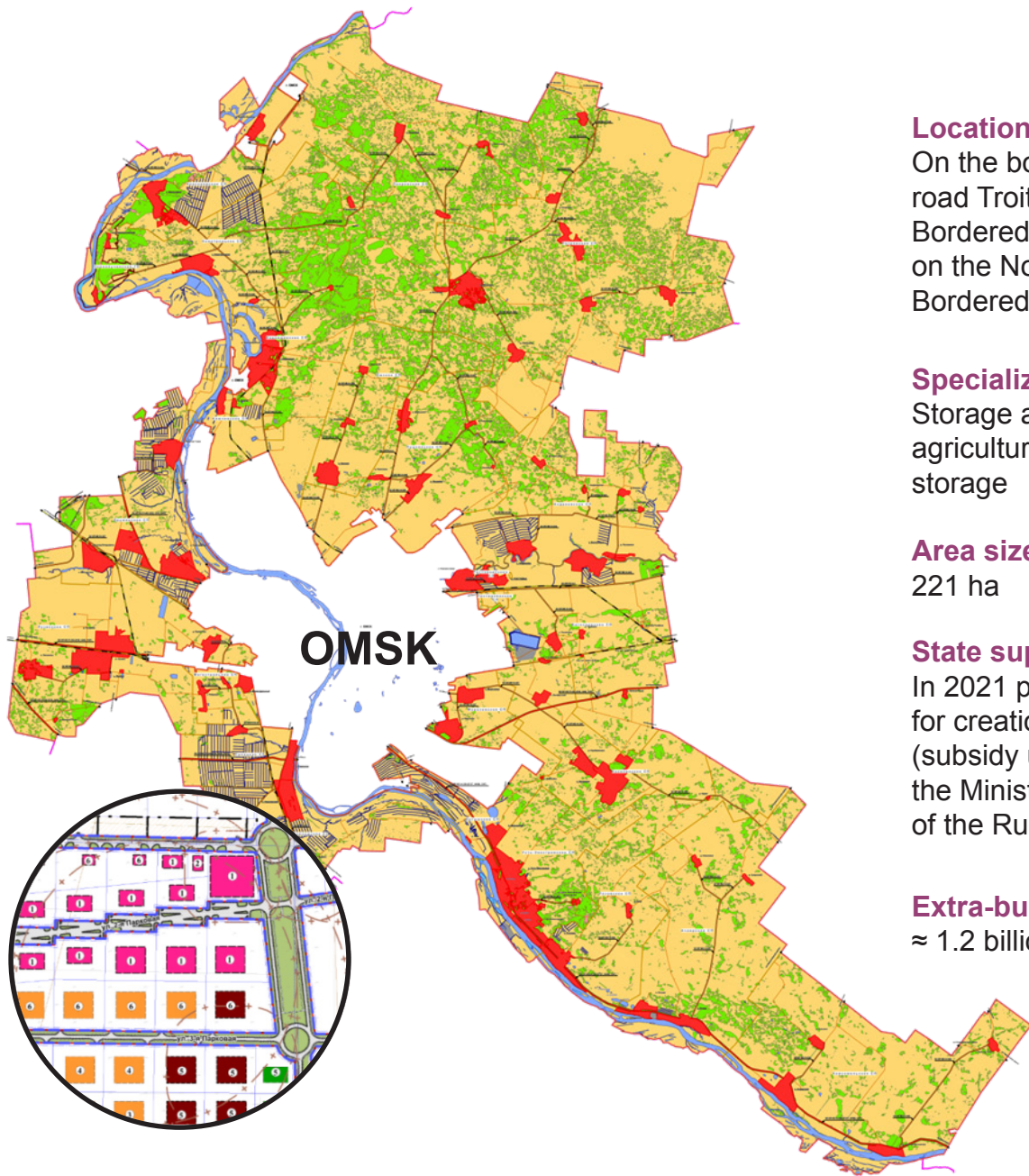
DEVELOPMENT  
AND INVESTMENT AGENCY  
OF OMSK REGION

# Presentation Agro-industrial park «Makosh»

## MAKOSH

Agro-industrial park



**Location:**

On the border of Omsk along the Southern ring road Troitsky village settlement – Omsky district  
Bordered by the federal highway R-254 Irtysh on the North  
Bordered by the main railway line on the East

**Specialization:**

Storage and processing of agricultural products;  
agricultural production; industrial production and storage

**Area size:**

221 ha

**State support:**

In 2021 participation in selection of projects for creation of agro-industrial parks is planned (subsidy up to 500 million rubles from the Ministry of Economic Development of the Russian Federation)

**Extra-budgetary investments:**

≈ 1.2 billion rubles



# Planning concept of the industrial park's territory



- |   |   |
|---|---|
| 1. Dealership centres and storages of spare parts for agriculture and special machinery | 16. Warehouse of agriculture products with multi-temperature chambers and packaging zone        |
| 2. Agriculture machinery service centers  | 17. Long-term vegetable storehouses with multi-temperature chambers and a processing department |
| 3. Production departments of agriculture machinery                                      | 18. Dormitories, hostels and a hotel  |
| 4. Public facilities  | 19. Covered motordrome body   |
| 5. Hotels and business centers  | 20. Stands  |
| 6. Gas station  | 21. Customs warehouse and container terminal of vegetables and fruits                           |
| 7. Weigh house  | 22. Elevator, cereals production, feed milling plant  |
| 8. Pick-up center of Internet purchases   | 23. Rail access road  |
| 9. Wholesale and retail pavilions   | 24. Public utility facilities   |
| 10. Warehouses for temporary storage of vegetables and fruits                           | 25. Car parking   |
| 11. Multi-temperature logistic warehouses   | 26. Trade fair of agriculture machinery   |
| 12. Warehouses with freezing chambers   | 27. Exhibition pavilions  |
| 13. Bus station   | 28. Truck stop and exhibition of products of local manufacturers of agriculture machinery       |
| 14. Wholesale and retail centre of consumer goods                                       |   |
| 15. Entry point   |   |

# Available resource base



111 land plots of the total area  
of 221 ha  
(190 ha for residents allocation)



water supply goes up to the  
park's borders  
(TR 208 thousand cub. m/yr)



2 junctions in ROW R-254  
federal road to the territory  
of the park



- 10 kVA power line of 5 MW capacity
- power lines of 10 and 0.4 kVA are distributed in the entire territory of the park
- 10/0.4 kVA substation is installed



Intra-organizational motor  
roads of total length of 12 km

## Planned development of the territory



**Construction of gas pipeline of 3.5 thousand cub. m per hour capacity**



**Development of transport infrastructure:**

- Construction of non-public railroad
- Construction of a new junction in ROW R-254 federal road to the park's territory with an option to organize a two-way traffic turn
- Construction of a junction in ROW R-390 regional motor road to the park's territory



**Development of communal infrastructure:**

- Augmentation of current electric power up to 10 MW
- Construction of distribution networks of domestic and fire prevention water supply of length of 10 km
- Construction of a storm water drainage network of length of 12.5 km
- Organization of outdoor lighting of length of 7 km

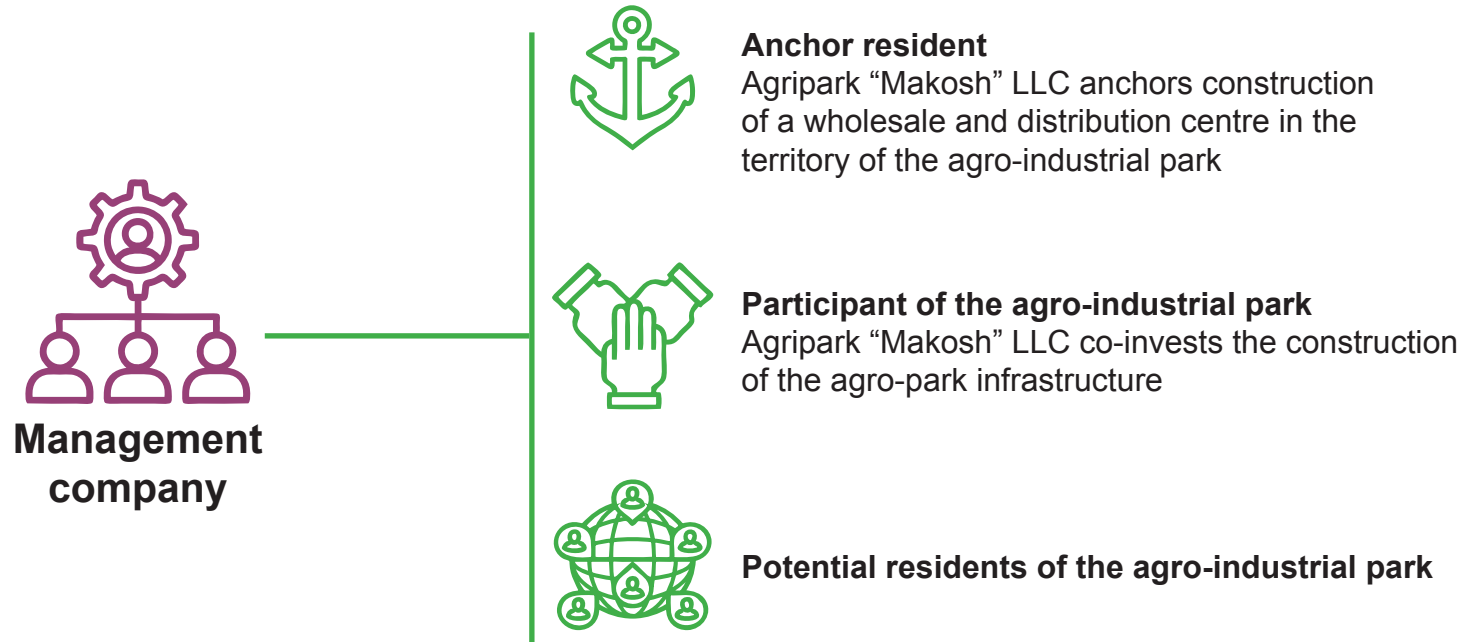


**Area improvement**

## Current situation

- Project of outdoor lighting has been developed
- Application for organization of a junction with a two-way traffic turn (to the left – to the right) from the park's territory to the federal motor road has been submitted to the Federal Road Transport Agency
- Project of domestic and fire prevention water supply networks has been developed
- Project of a storm water drainage has been developed
- Technical requirements for a junction to the railroad have been received
- Project of the second line of electric supply has been developed
- Agreement for installation of gas network has been concluded – Yyza-Invest LLC is designing the construction of the gas pipeline of 3.5 thousand cub. m per hour capacity
- Construction of the junction in ROW R-390 regional motor road to the park's territory is being performed

# Residency and management policy



# Potential resident

## Profile of a potential resident (a participant)



### Requirements and needs

- higher requirements for an industrial site with a ready utility and transport infrastructure
- need to reduce own capital costs
- demand for professional services
- demand for cooperation



### Priority fields

- storage and processing of agriculture products, raw materials
- production of foods
- provision and maintenance of agriculture production
- industrial and warehouse production
- dealership centres



### Specialization

- high-tech production in the priority fields
- production of raw materials for enterprises in the priority fields
- service maintenance providers of agriculture machinery in the priority fields
- enterprises and educational organizations engaged in research and technological development in the priority fields



### Benefits for residents

- satisfaction of demand in specific fields
- reduction of capital costs for production placement
- improvement of business efficiency due to the technological infrastructure and special services
- accessibility to competencies and cooperation with the anchor resident of the agro-industrial park
- development of scientific, technical and industrial cooperation
- opportunities for joint projects realization
- provision of the whole range of professional management services (funding, accounting, legal counseling, information support, etc.)

# Management company



## Property-related services:

- leasing of movable and immovable property of the agro-industrial park

## Communal services:

- provision of the park's residents with utility facilities;
- area improvement, cleaning and security;
- logistics, telecommunication, maintenance and engineering services;
- handling operations, provision of special-purpose machinery and equipment

## Consulting services:

- development and support of the residents' activities: audit and financial advice, marketing support, legal counseling;
- facilitation of grants and credits attraction; preparation of applications for subsidies and grants attraction;
- patenting and licensing support;
- organization of cooperation with service infrastructure companies, investment companies, representatives of regional and federal authorities, local governments and development institutions;
- project support at all realization stages, approvals, examinations;
- technical supervision services.

## Production development:

- promotion of productions with advanced technologies, development of high-tech productions;
- development of international business activities aimed at the residents' products promotion in foreign markets, as well as assistance with demonstration of these products at Russian and international exhibitions.

## Organizational services:

- development of information exchange environment among the park's residents;
- other services: negotiations support (including translation/interpreting, coffee breaks); supply of common use goods – stationery, foods, household products; vending machines maintenance, office facilities, domestic and hotel services, improved access to bank and postal services.



# Why us?

## Advantages

- Favorable location on the border of Omsk along the Southern ring road
- Developed logistics system: federal highway R-254 Irtysh, regional motor way R-393, river industrial harbor of 2 km, railroad
- Developed communal infrastructure with sufficient source limits for investors
- Flexible terms of land plots leasing and purchase
- Use of ready engineering surveys
- Custom construction
- Administrative support by management company and local authorities

## Opportunities

- Production modernization
- Development of business connections
- Marketing development
- Reduction of costs and risks related with creation of industries
- Cooperation with linked industries (creation of production chains)
- Integration and cooperation between producers, sellers, providers of industrial, maintenance and transport services
- Creation of the efficient transport and logistics strategy due to the favorable location

## ANCHOR RESIDENT Agripark «Makosh» LLC



**WDC area size:** 200,000 sq m

**Trade zone:** 45,000 sq m

**Storage zone:** 125,000 sq m

**Service zone:** 30,000 sq m

**Start of construction** (phase 1 – 3 cross-docks):  
second quarter of 2020

**Commissioning of the phase 1 project:** fourth  
quarter of 2024

## WHOLESALE AND DISTRIBUTION CENTRE (WDC)

### A complex of WDC facilities includes:

- 3 wholesale pavilions
- 5 cross-docking pavilions
- 3 multi-temperature warehouses
- 3 freezing warehouses
- 4 vegetable storehouses
- Office building

### WDC services:

- Contacting organization between sellers and buyers in one place
- Safe storage: leasing of warehouses, vegetable storehouses, cross-docks places
- Pre-sale product preparations: finishing, pre-packaging, packaging, barcoding
- Warehouse logistics
- Shipment
- Legal support, money and bank services, medical check

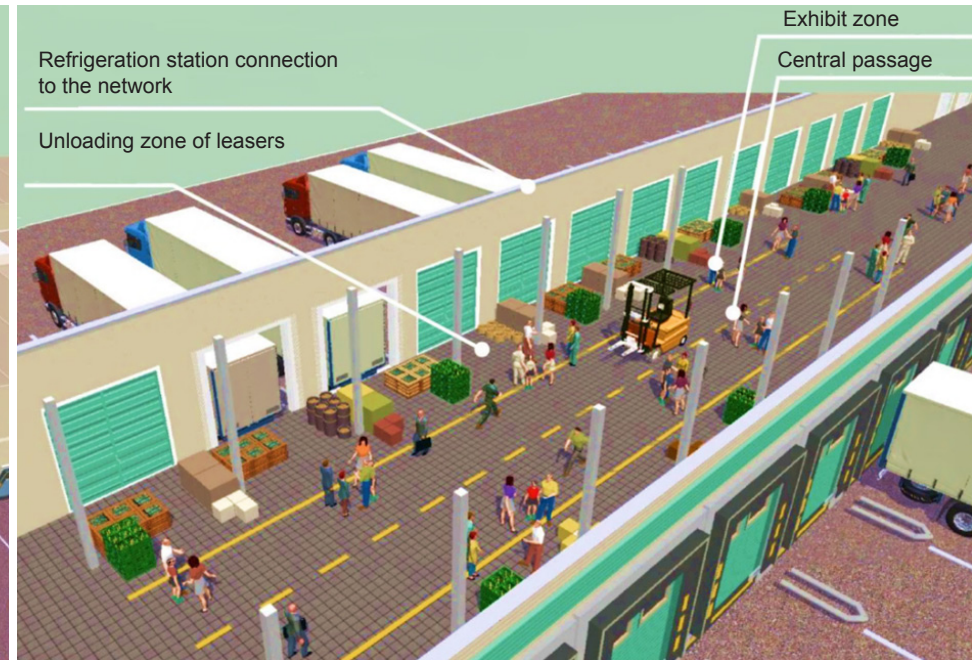
# ANCHOR RESIDENT Agripark «Makosh» LLC

## Function model of chilled products pavilion



# WHOLESALE AND DISTRIBUTION CENTRE (WDC)

## Function model of cross-decking pavilion



### Main services of the multi-temperature warehouse:

- Leasing of trade places in closed cells of individual temperature modes
- E-marketplace
- Promotion of leasers' products
- Retail e-trade, online catalogue
- Internet shop
- Online search for buyers and sellers upon individual requests
- Cargo handling by electric cars
- Quality, phytosanitary and veterinary control


### Main services of cross-decking:


- Quality, phytosanitary and veterinary control
- Customs clearance
- Provision of storehouse facilities (boxes, containers, nets, pallets)
- Pre-sale preparation: finishing, sorting, pre-packaging, consumer packaging, order assembling
- Waste recycling

# CONTACT US




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