

Industry.  
Innovation.  
Development.

# INDUSTRIAL PARK «KOROSTEN- PODILSKYI»



# Concept of the «Korosten-Podilskyi» Industrial Park

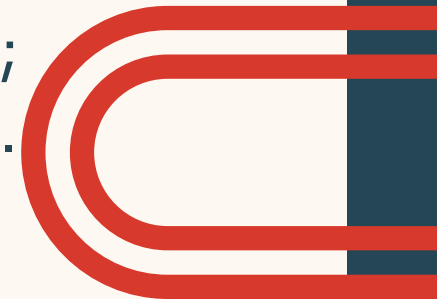
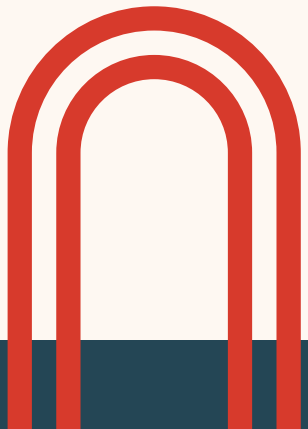
## PURPOSE OF ESTABLISHMENT

- ❑ ensuring sustainable **economic** development of the community by attracting **investments**, creating **new jobs**, and strengthening the **industrial potential** of the region.



## TASKS OF ESTABLISHMENT

- ❑ attracting domestic and foreign investors;
- ❑ developing the community's industrial potential;
- ❑ creating new jobs;
- ❑ developing infrastructure;
- ❑ increasing revenues to the state and local budgets;
- ❑ supporting environmentally friendly production;
- ❑ integrating local businesses into global markets.



# Concept of the «Korosten-Podilskyi» Industrial Park



Initiator of Establishment  
**KOROSTEN CITY COUNCIL**



**Industrial park  
«Korosten-Podilskyi»**

Term for which the industrial  
park is established

**30 years**  
2024–2054

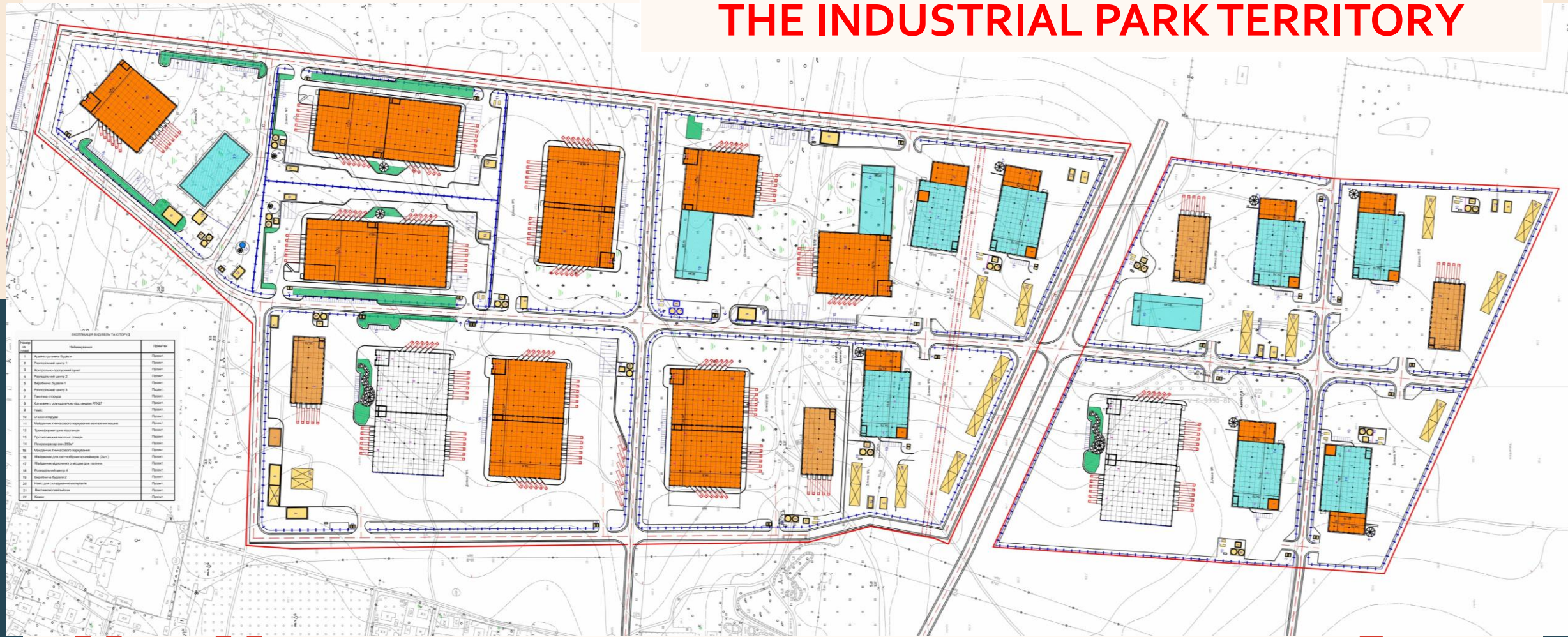
Land Plot  
Area

Plot № 1  
**56,1741 ha**

Plot №2  
**21.8495 ha**



# LAYOUT PLAN OF FACILITIES WITHIN THE INDUSTRIAL PARK TERRITORY



## PRIORITY ACTIVITIES

- woodworking production;
- textile production;
- manufacture of finished metal products;
- machine building;
- Manufacture of other non-metallic mineral products;
- Manufacture of machinery and equipment;
- production of concrete products, bricks and building mixtures;
- activities in the field of information and electronic communications;



Enterprises that do not harm the city's environment and belong to hazard classes IV–V, with a standard sanitary protection zone of 50–100 m, may operate within the territory of the industrial park.

## MANAGING COMPANY

- According to the Law of Ukraine «On Industrial Parks» the initiator of the industrial park – Korosten City Council – conducts an **open competitive process** (<https://korosten-rada.gov.ua/wp-content/uploads/2025/05/dodatok-1-umovy-konkursu.pdf>) to select a managing company.
- The managing company is granted the land plot for the industrial park **lease without a land auction for a period of at least 30 years.**
- Upon obtaining the lease rights, the managing company has the authority to **sublease land plots** to industrial park participants with **the right to develop them, in accordance with Ukrainian land legislation.**



### REQUIREMENTS FOR RESIDENT ENTERPRISES

- Operate in the **manufacturing industry** according to **NACE DK 009:2010, Section C**.
- Activities must **not harm the environment** and must correspond to **hazard classes IV–V** (sanitary protection zone 50–100 m).
- The placement of enterprises with **high energy consumption** or **harmful environmental impact** is **prohibited**.

The industrial park is focused on **environmentally safe, high value-added production**, which will contribute to the **economic development of the region**.

### **BENEFITS FOR PARK PARTICIPANTS**

- ❑ **Preferential rental rate** for the use of a land plot of **0.1%** of the regulatory monetary value;
- ❑ **Income tax exemption** for 10 years;
- ❑ **Reduced VAT rate on equipment** imported for in house production;
- ❑ **Exemption from import duties** on industrial equipment;
- ❑ **State incentives**, namely, obtaining funds on a non-refundable basis for the development of an industrial park and the construction of engineering and transport infrastructure.



### **FACILITIES THAT MAY BE LOCATED WITHIN THE PARK TERRITORY**

- **Offices** of the managing company, participants, and other industrial park entities, financial institutions;
- **Production, warehouse** buildings and structures, **logistics** infrastructure facilities;
- **Engineering buildings** and structures;
- **Multi-purpose halls** for **conferences** and other events;
  - **Landscaped/green** areas;
  - Other facilities **not prohibited by law.**

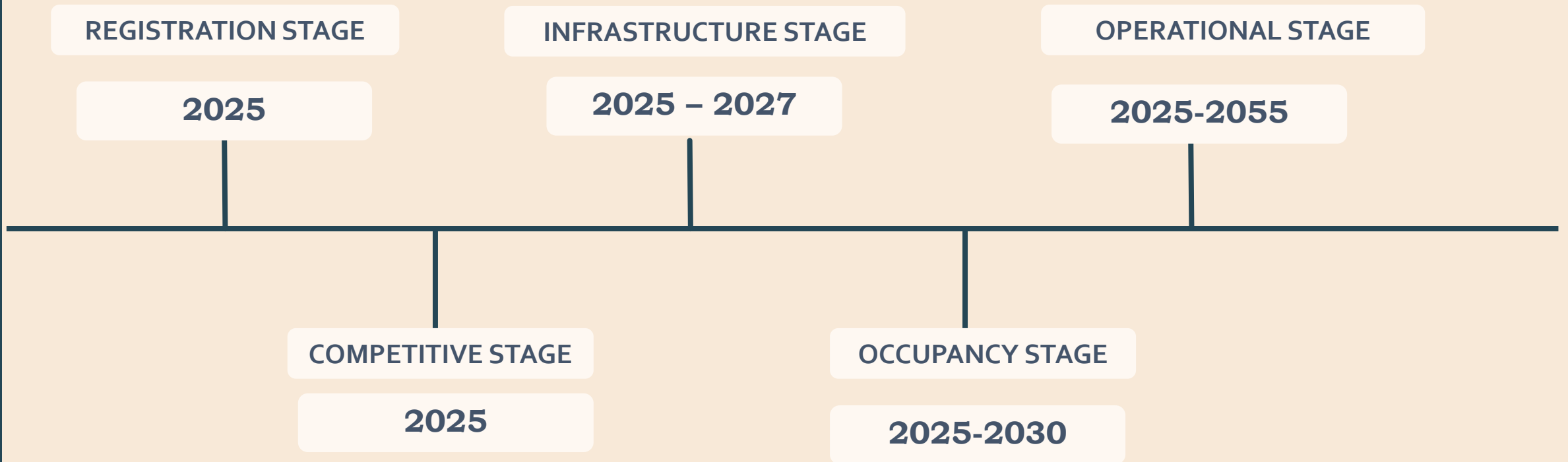
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## LOCATION OF THE INDUSTRIAL PARK



Land plot 1	Land plot 2
Korosten, Zaliznychnyi Lane, 7	Korosten, Zalyznichna Street, near building № 2
1822386600:14:000:0035	1822386600:14:000:0010
56,1741 га	21,8495 га
«greenfield» (undeveloped land plots without any real estate structures)	
11.02 Land category – for the placement and operation of main, auxiliary, and ancillary buildings and structures of enterprises in the processing, mechanical engineering, and other industries, including waste processing facilities, in particular those with an energy-generating unit.	
Plot Shape: Irregular polygonal trapezoid	
Relief: even terrain with shrubs, requiring grading and engineering preparation.	

## Stages of Industrial Park Development



## EXPECTED RESULTS

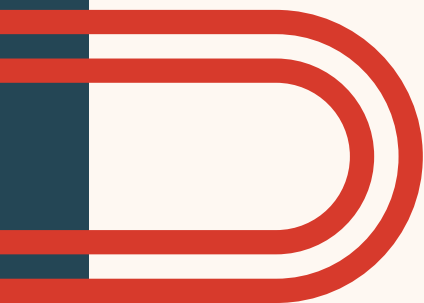


Projected Number of Employees				
2025	2026	2027	2028	2029
50	480	1250	2110	3160



### BUDGET REVENUES FOR 2025–2029

Personal Income Tax	€6.05 million
Military Tax	€1.68 million
Unified Social Contribution	€7.51 million
Corporate Profit Tax	€2.38 thousand
Land Tax	€24.99 thousand



**UAH 261 million  
(€5.36 million)**

APPROXIMATE  
BUDGET/RESOURCES  
REQUIRED FOR THE  
ESTABLISHMENT AND  
OPERATION OF THE PARK

**€115.5 THOUSAND**

Electricity Supply Networks

**€149.5 THOUSAND**

Gas Supply Networks

**€1.31 MILLION**

Water Supply and Sewerage

**€842 THOUSAND**

Stormwater Drainage and Sewerage

**€2.94 MILLION**

Internal Roads, Sidewalks, Parking  
Areas, and Landscaping