



# alabuga

SPECIAL  
ECONOMIC  
ZONE



INDUSTRIAL  
PARKS

**2024**



# Production areas



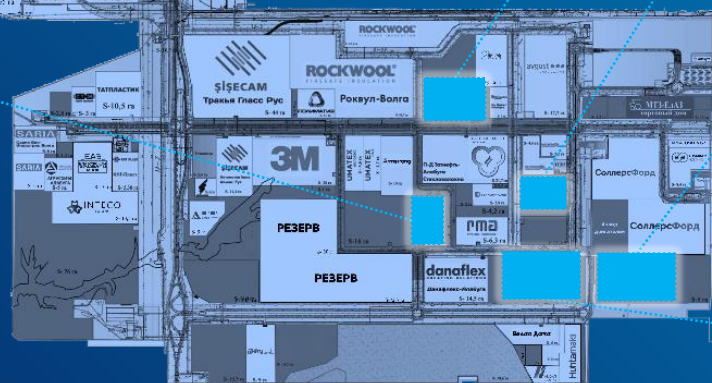
Synergy HEAVY  
110 000 m<sup>2</sup>



Synergy 2  
76 000 m<sup>2</sup>

Synergy  
24 500 m<sup>2</sup>

Synergy 2  
38 000 m<sup>2</sup>



Synergy 2  
76 000 m<sup>2</sup>

Synergy 2  
76 000 m<sup>2</sup>

# Synergy



Industrial park



FDI Foreign Direct Investment Magazine  
**FINANCIAL TIMES**  
**ONES TO WATCH:**  
**INDUSTRIAL PARKS**

**СИНЕРГИЯ**  
ИНДУСТРИАЛЬНЫЙ  
ПАРК



11


12




24 500

m<sup>2</sup>

Total area


 Ability of production module integration  
**max 16 500 m<sup>2</sup>**

 Height:  
**13,2 m**

 Overhead crane installation (load-carrying capacity):  
**3,2 mt**

 Size:  
**51m x 24m / 18m x 24m**

 Floor load:  
**16 t/m<sup>2</sup>**

 Area:  
**1 200 m<sup>2</sup> / 450 m<sup>2</sup>**

 Gate:  
**3m / 2,8m**  
*Dock shelter in each module*

# Office space



in small industrial modules

**184** m<sup>2</sup>  
of office space



for big industrial modules

**300** m<sup>2</sup>  
of office space



Heating



Electricity



IP phone



High-speed internet



Ventilation and air conditioning



Shower



# Technical capacities



## Electricity

**16 MWt**

*Building peak power*

**1 MWt**

*Module peak power*



## Water supply

**5 m<sup>3</sup>/h**

*Big industrial modules*

**3 m<sup>3</sup>/h**

*Small industrial modules*



## Parking

**94 slots**

*Parking for light motor vehicles*

**17 slots**

*Parking for Euro trailers*



## Heating

**+16° C**

*Standard temperature of industrial premises*

**+22° C**

*Standard temperature of administrative room*



## Ventilation

*Supply and exhaust ventilation  
with 1 air change*



## Automatic fire fighting system

*Fire hazard category B2*

# Synergy 2



Industrial park 4



76 000

Rental space

m<sup>2</sup>

# Synergy 2



Industrial park 8



38 000

m<sup>2</sup>

Rental space



Height:  
8 m



Size:  
108m x 48m / 48m x 48m



Production area:  
5 000 m<sup>2</sup> / 2 200 m<sup>2</sup>



Floor load:  
10 t/m<sup>2</sup>



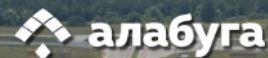
Ворота:  
4,2m / 4,2m



# Synergy 2



Industrial park 13



38 000

m<sup>2</sup>

Rental space



Height:  
8 m



Area:  
5 000 m<sup>2</sup> / 2 200 m<sup>2</sup>



Size:  
108m x 48m / 48m x 48m



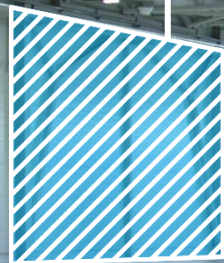
Floor load:  
10 t/m<sup>2</sup>



Gate:  
4,2m / 4,2m



Ability of  
module integration  
max 38 000 m<sup>2</sup>



Height:  
8 m



Size:  
108m x 48m / 48m x 48m



Area:  
5 000 m<sup>2</sup> / 2 200 m<sup>2</sup>



Floor load:  
10 т/m<sup>2</sup>



Gate:  
4,2m / 4,2m

48 m

108 m

# Technical capacities



Electricity

10 MWt

*Building peak power*

1 MWt

*Module peak power*



Heating

+18° C

*Normalized temperature inside the production room*



Water supply

66,5 m<sup>3</sup>/h

*Maximum consumption per building*



Gas supply

2 950 m<sup>3</sup>/h



Ventilation

*Independent supply and exhaust system in each module*



Parking

*For cars and trucks*



Automatic fire fighting system



Fire alarm and video surveillance system



Building fire and explosion hazard category

B2

*Explosion and fire hazard category*

II

*The level and degree of fire resistance of the building*

# Synergy HEAVY



110 000

m<sup>2</sup>

Rental space



Height:  
14,5 m



Size:  
156m x 48m / 72m x 48m



Floor load:  
10 t/m<sup>2</sup>




Area:  
7 500 m<sup>2</sup> / 3 500 m<sup>2</sup>



Overhead crane installation  
(load-carrying capacity):  
10 mt



Gate:  
5,5m / 4,5m

 Ability of  
module integration  
max 55 000 m<sup>2</sup>



Height:  
14,5 m



Size:  
156m x 48m / 72m x 48m



Floor load:  
10 t/m<sup>2</sup>



Area:  
7 500 m<sup>2</sup> / 3 500 m<sup>2</sup>



Overhead crane installation  
(load-carrying capacity):  
10 mt



Gate:  
5,5m / 4,5m

# Technical capacities



Electricity

10 MWt

*Building peak power*

1 MWt

*Module peak power*



Heating

+18° C

*Normalized temperature inside the production room*



Water supply

56,5 m<sup>3</sup>/h

*Maximum consumption per building*



Gas supply

1 990 m<sup>3</sup>/h

*Power per industrial park (production needs)*



Ventilation

*Independent supply and exhaust system in each module*



Parking

*For cars and trucks*



Automatic fire fighting system



Fire alarm and video surveillance system



Building fire and explosion hazard category

B2

*Explosion and fire hazard category*

II

*The level and degree of fire resistance of the building*



Railway tracks and container yard 20 m from the building

# 0%



property tax



land tax



transport tax

# 2%



income tax  
during first 5 years



7% next 5 years  
15.5% till 2055

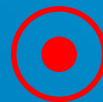
# Free customs zone



Foreign countries

Russian Federation

Import equipment

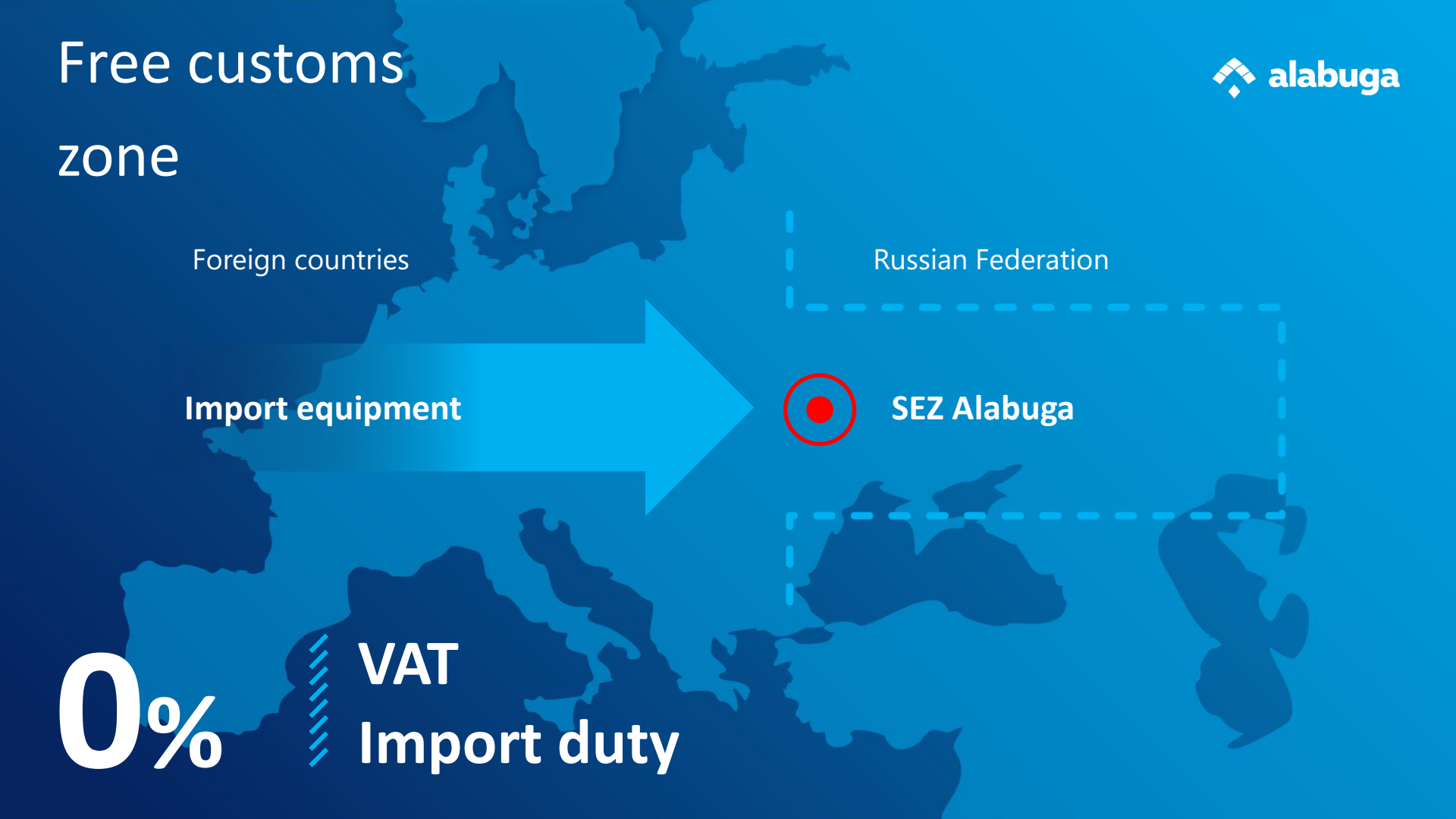


SEZ Alabuga

0%

VAT

Import duty







# Alabuga – your full cycle partner



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