

# Industrial Park Chervonograd

YOUR GATEWAY TO SUSTAINABLE MANUFACTURING IN EASTERN EUROPE

# Strategic Location & Logistics

35 KM TO EU BORDER – ZERO-DELAY MARKET ACCESS

**≈ 35 km / ~40 min to Uhryniv-Dołhobyczow border crossing point**  
(TEN-T Baltic–Adriatic Corridor, Road E372).

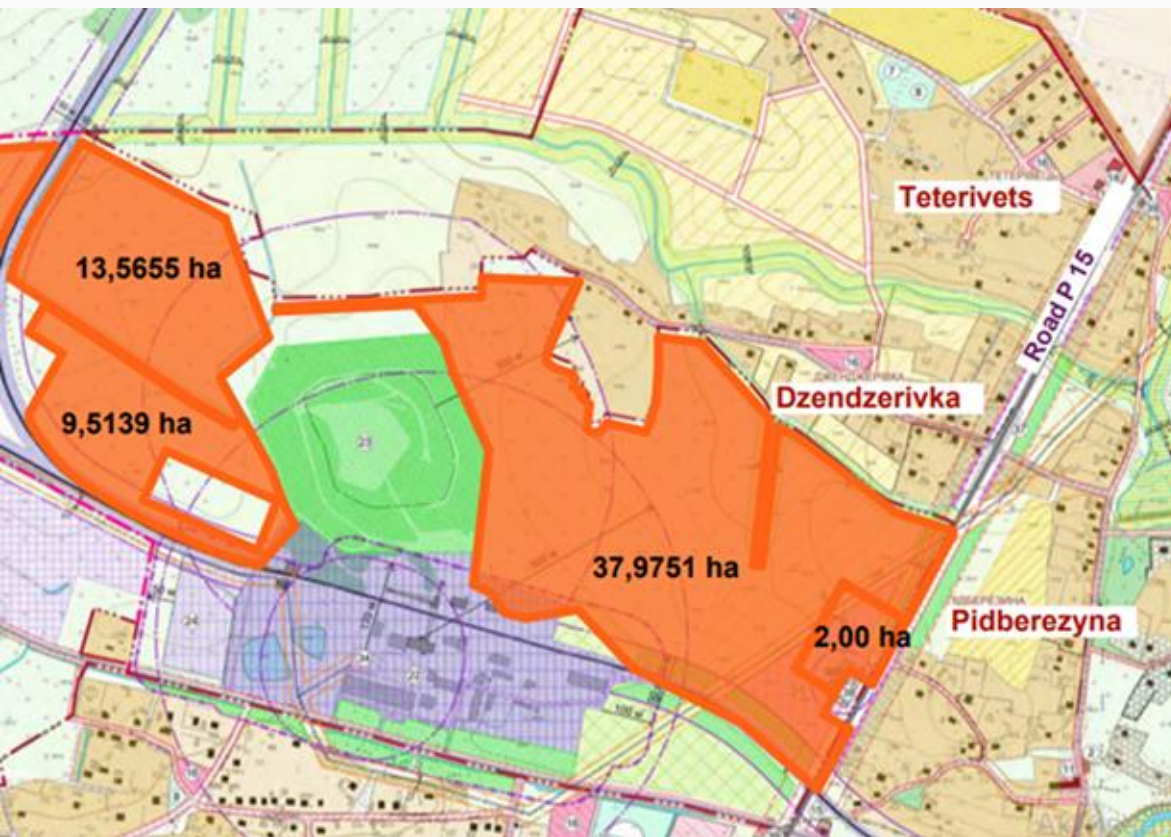
**≈ 60 km / ~1 h to Rava-Rus'ka – Hrebenne border crossing point**  
(Road T14-04 / E40).

**Direct truck routes via R15 / E372 and T14-04 / E40**, with onward link to M06 / E50  
Kyiv–Chop motorway.

**The Industrial Park borders Road R15**, enabling dedicated truck gates; on-site  
customs warehouses are foreseen.

**Adjacent freight rail connection via 1520 mm line** to Sheptytskyi station.





Parcel ID (Cadastral)	Area (ha)
4624886600:05:000:0822	13.5655
4624886600:19:001:0812	9.5139
4624886600:12:000:0966	37.9751
4624886600:12:000:0967	2

FOUR PLOTS TOTALLING 63 ha TO SCALE YOUR OPERATIONS



Electricity supply |  $\approx \text{€}0.18/\text{kWh}$

Water supply |  $\approx \text{€}0.79/\text{m}^3$

Wastewater treatment |  $\approx \text{€}0.58/\text{m}^3$

Natural gas connection

High-speed telecommunications and data connectivity

24/7 site security and access control

On-site facility management and maintenance

Waste management and recycling services

## COMPREHENSIVE UTILITIES & ON-SITE SERVICES

# Commercial Terms & Leasing

**Average monthly land-lease rate:  
€8/ha per month**

**Standard lease term:  
30 years, renewable**

**Service charge:  
€800/ha per month**

## Social Impact

As state-supported coal mines in the Sheptytskyi area are slated for phased closure, the park will drive social renewal by partnering with local vocational colleges and SME initiatives to reskill the mining workforce for manufacturing and AgriFood roles.

## Workforce & Talent Pool

*Sheptytskyi Territorial Community*  
*population: 89 315 (as of 21 Mar 2024)*

*Sheptytskyi city population:*  
*57 799 (as of 01 Jul 2024)*

Local vocational training institutions provide a steady pipeline of skilled workers for mining, construction, culinary and technical trades.

# Fiscal Incentives & Local Tax Benefits

***10-year corporate income tax exemption*** for park residents, conditional on profit reinvestment.

***Customs duty & VAT relief*** on imported or locally procured capital equipment.

***Local property-tax exemption*** on buildings and facilities.

# Due Diligence Documents

[Decree on Establishment of Industrial Park](#)

[Registration Decree](#)

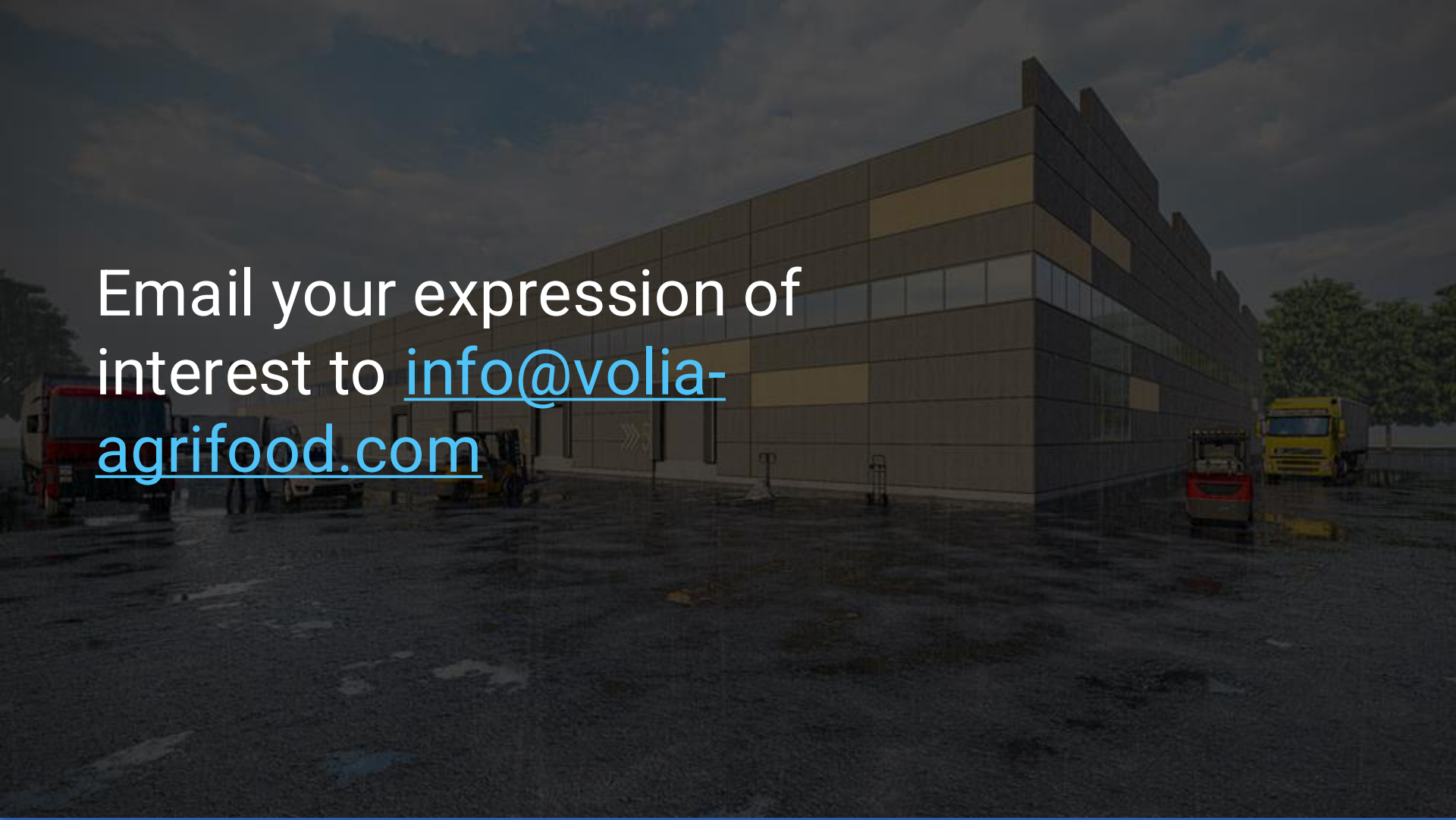
Land Register Extracts for: [13.5655 ha Plot](#) [9.5139 ha Plot](#) [37.9751 ha Plot](#) [2 ha Plot](#)

Land Lease Agreements for: [13.5655 ha Plot](#) [9.5139 ha Plot](#) [37.9751 ha Plot](#) [2 ha Plot](#)

[Resolution on Appointment of the Managing Company](#)

[Management Agreement for the Establishment and Operation](#)





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interest to [info@volia-  
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