

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).

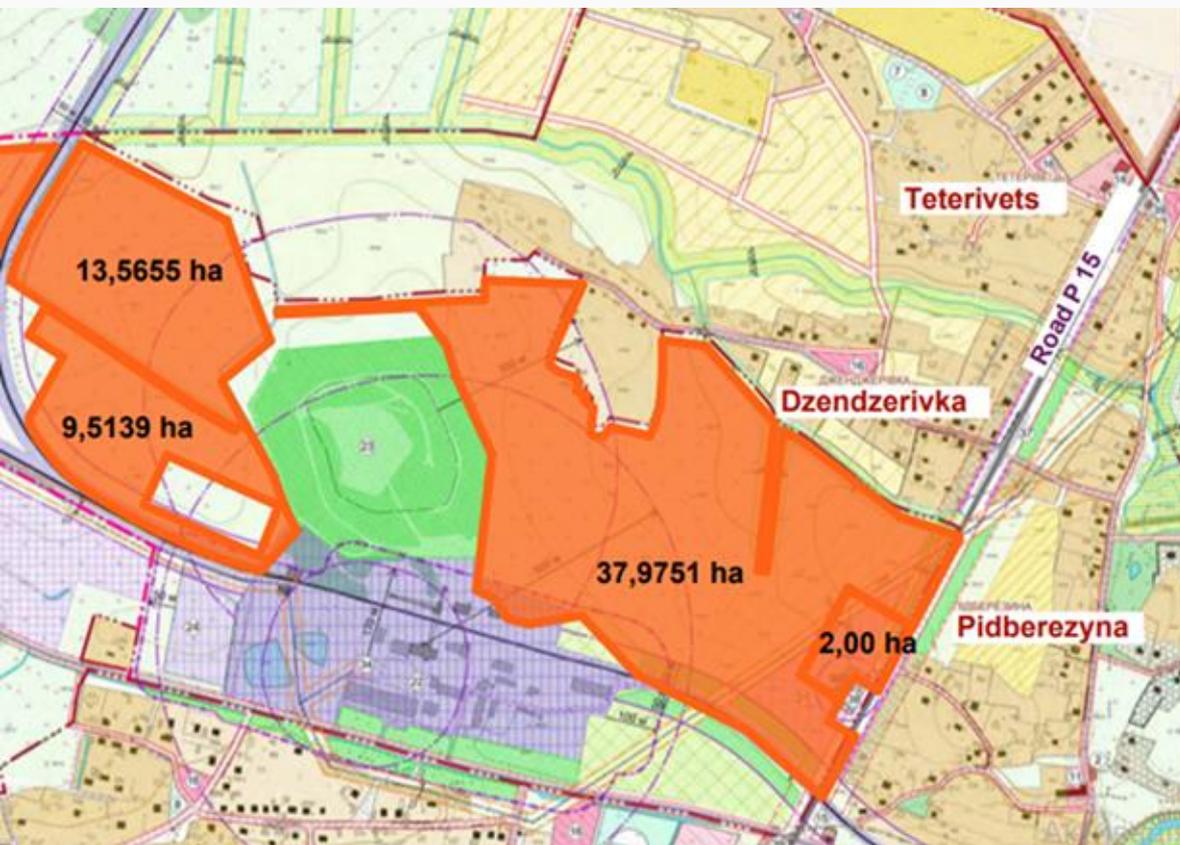
≈ **60 km / ~1 h to Rava-Rus'ka – Hrebenne border crossing point**
(Road T14-04 / E40).

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 TOTTALLING 63 ha TO SCALE YOUR OPERATIONS



Electricity supply | \approx €0.18/kWh

Water supply | \approx €0.79/m³

Wastewater treatment | \approx €0.58/m³

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

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](#)

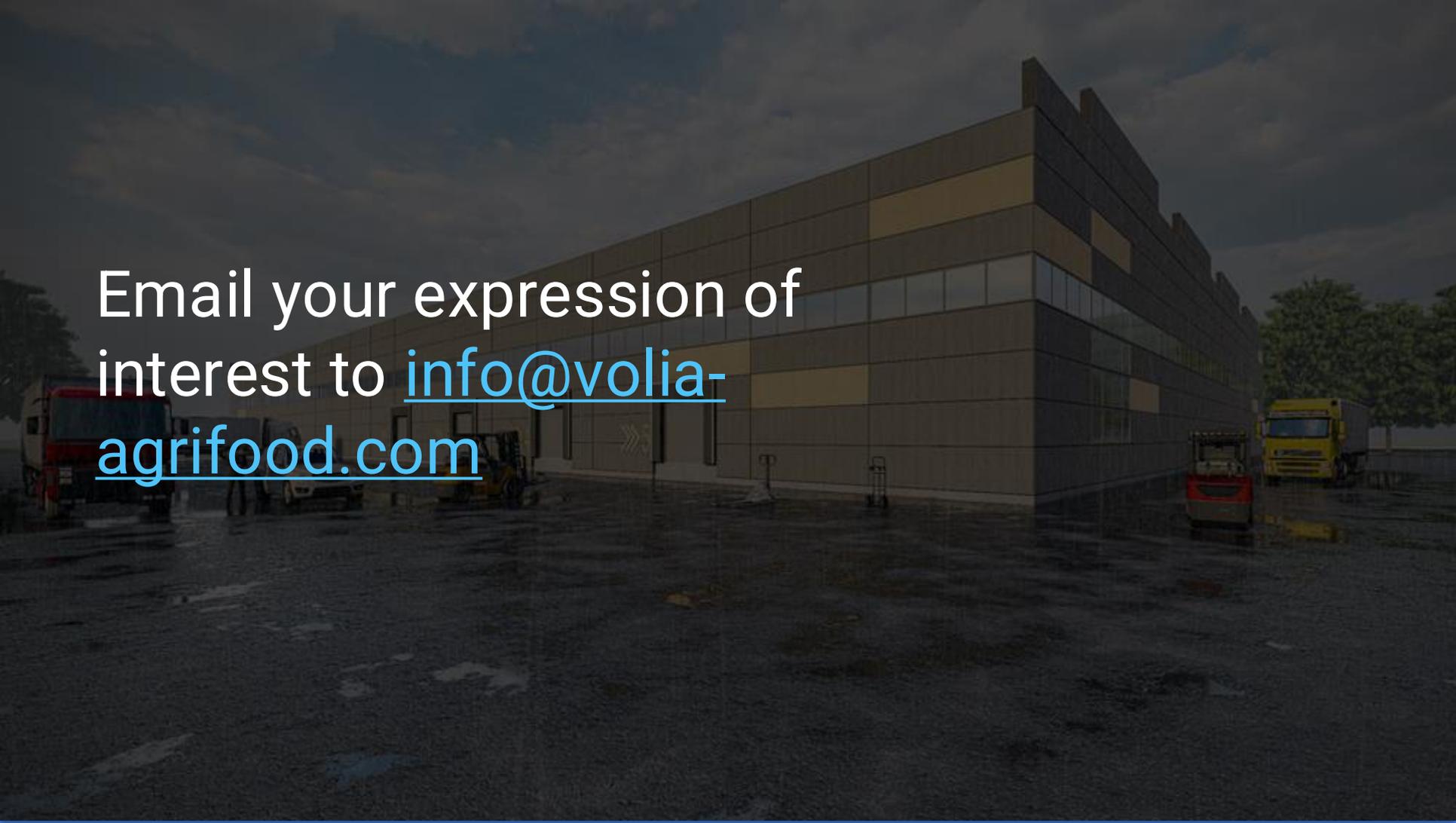
[Registration Decree](#)

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](#)

A large, modern industrial building with a multi-story facade of grey and yellow panels. The building is situated in a parking lot that is wet and reflective. In the foreground, there are several vehicles: a red truck on the left, a yellow truck on the right, and a forklift in the center. The sky is overcast and grey.

Email your expression of
interest to [info@volia-
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