



# INDUSTRIAL PARKS

ODESA REGION

2025



**Modern industrial parks are business cities that can include a wide range of real estate with different functions:**

- industrial;
- warehouse and logistics;
- office and business centers;
- wholesale stores and showrooms;
- R&D laboratories and research centers;
- research and training centers;
- social infrastructure - hotels, hostels, canteens and cafes, kindergarten, medical center, etc.;
- business infrastructure (park system)
- customs terminals, export and marketing hub, exhibition complexes and conference services, investment center and business accelerators, transport.



# STATE SUPPORT<sup>1</sup>



**full or partial** compensation of interest rates on loans for arranging an industrial park, carrying out economic activity <sup>2</sup>



10-year **corporate income tax exemption** <sup>5</sup>



exemption from **import duties** for new equipment <sup>7</sup>



**non-refundable financing** for arranging an industrial park and/or construction of related infrastructure facilities <sup>3</sup>



**land tax** exemption/ reduced land tax rates <sup>6</sup>



exemption from **real estate tax** for industrial buildings <sup>8</sup>



compensation for **connecting to engineering grids** <sup>4</sup>



**VAT exemption** for importing new equipment <sup>7</sup>



exemption from payment of **forestry production losses** <sup>9</sup>

1. Obtaining state support for industrial parks does not prevent from obtaining other incentives, in particular, provided for by the Law No. 1116-IX or the legal regime of Diia.City.

2. The procedure is approved by the Resolution of the Cabinet of Ministers of Ukraine as of 28 October 2022 No. 1208.

3. The procedure is approved by the Resolution of the Cabinet of Ministers of Ukraine as of 28 October 2022 No. 1207.

4. The procedure is approved by the Resolution of the Cabinet of Ministers of Ukraine as of 3 January 2023 No. 10.

5. The procedure is approved by Resolution of the Cabinet of Ministers of Ukraine as of 20 September 2022 No. 1095.

6. Incentive is granted by decision of a local authority.

7. The procedure is approved by Resolution of the Cabinet of Ministers of Ukraine as of 7 September 2022 No. 997.

8. The building is owned by an industrial enterprise (according to Classification of Economic Activities-2010), is an industrial building according to State classifier of buildings and structures 018-2000 (code 125) and is used for business purposes, is not rented, leased, or loaned to other business entities.

9. In the case of using land plots changing their purpose for the placement of industrial parks according to

10. Article 208 of the Land Code.

# INDUSTRIAL PARKS REGISTERED

**«iPark» (closed for new residents)**

VIZIRKA COMMUNITY

**“PODILSK”**

PODILSK COMMUNITY

**«R-33»**

KUYALNYK COMMUNITY

**«ECOPORT»**

PIVDENNE COMMUNITY

# iPARK INDUSTRIAL PARK



**INITIATOR:** Andrii Stavnitser, Valentyna Mushynska

**Location:** Vizirka village, Odesa district

**Total area:** 16 ha

**Management company:** Transinvestservice LLC

Territory - private

## TIS Group of terminals:

- 5 terminals: grain, iron ore, coal, fertilizers, and containers.
- Total berths length: 1970 m; depth at quay: 16 m.
- Annual activity: TIS is called by more than 650 ships per year, with a cargo turnover of 19 million tons in 2012. For the second consecutive year, TIS ranked first in total dry cargo volume handled among all Ukrainian seaports.
- Terminals capacities: Coal – 12 mln. tons, Grain – 5 mln. tons, Fertilizers – 3.5 mln. tons, Iron ore – 5 mln. tons, Container terminal – 8 mln. tons.

## iPARK concept:

The iPARK project is divided into four zones: A, B, C, and D.

Upon implementation, it will become the largest transportation and logistics hub in Ukraine, integrating the TIS seaport into its infrastructure.



# INDUSTRIAL PARK "PODILSK"

**Initiator:** Podil City Council

**Managing company:** Podillya-Budservice LLC

**Location:** Podilsk, Podilskyi district

**Area:** 31.0704



## Specialization of the Industrial Park (IP):

- Production of energy from alternative sources;
- Processing industry, including food production;
- Textile manufacturing and clothing production;
- Machinery manufacturing, repair, and installation of machinery;
- Furniture manufacturing and production of other goods;
- Establishment of a transport and logistics center.

## Status of the Industrial Park (IP):

- **Power Grid Connection:** Technical documentation for connection to the power grid with a capacity of 20,000 kW has been obtained.
- **Land Management:** Approved technical documentation establishes boundaries for land plots of 2.3969 ha, 15.3490 ha, and 13.3244 ha, designated for main, auxiliary, and ancillary infrastructure for enterprises in processing, machinery manufacturing, and other industrial sectors.
- **Utilities:** Technical conditions for connection to centralized water supply and sewerage systems have been secured.
- **Infrastructure Development:** Cost estimates for road construction are currently being prepared.
- **Investor Engagement:** Ongoing negotiations with potential investors and partners focus on: creation of a transport and logistics center; construction of storage facilities for agricultural products, particularly grain crops.
- **First Resident Agreement:** A contract with the first resident for economic activities within the industrial park is planned for signing in April 2025.



# INDUSTRIAL PARK "R-33"



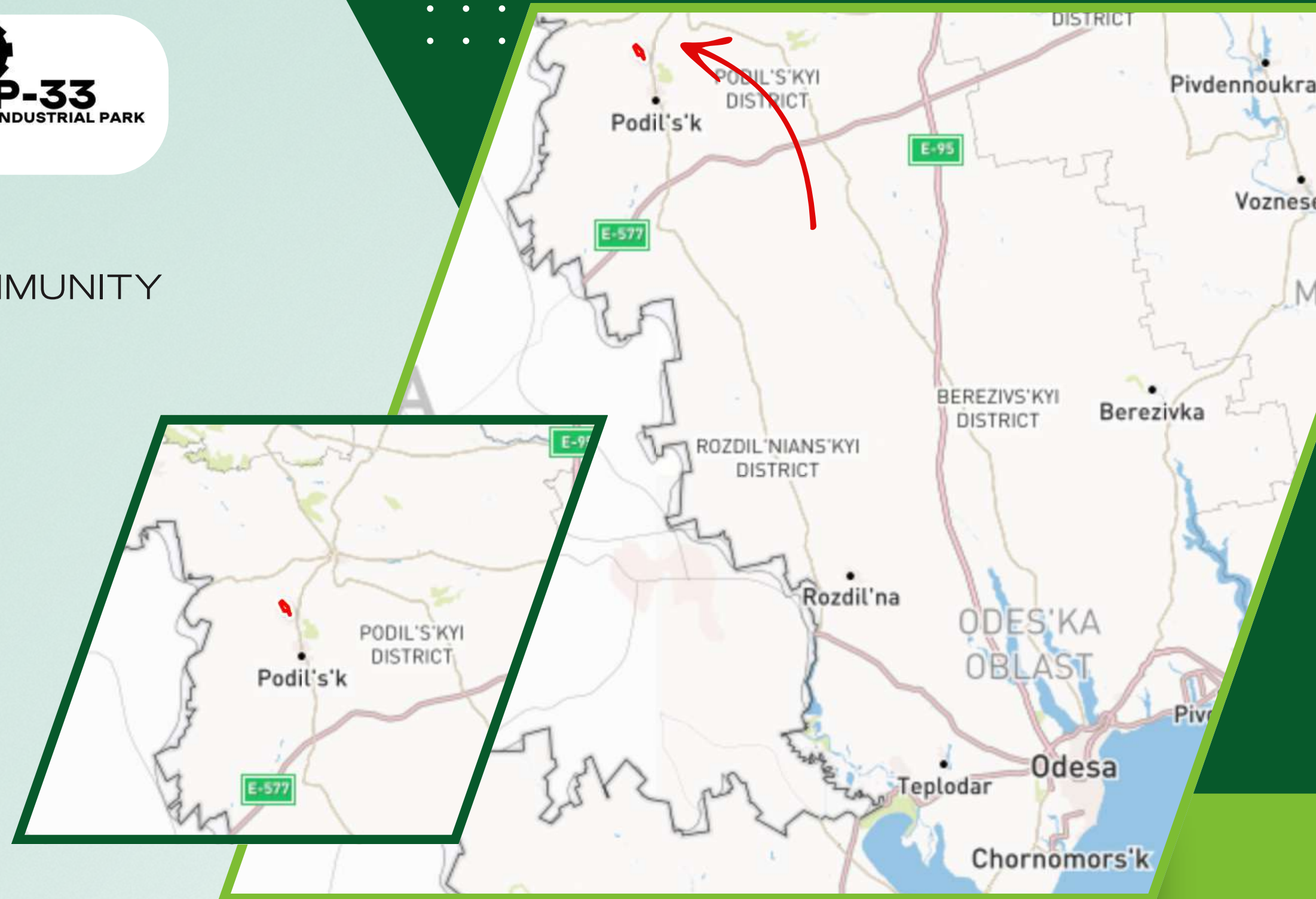
**INITIATOR:** KUYALNYCK TERRITORIAL COMMUNITY

**Location:** Podilsk district, Borschi village

**Total area:** 10 ha

**Territory** - Communal authority

**Existing buildings** - PIVDENTEHGAZ LLC



# INDUSTRIAL PARK "R-33"



## Functional purpose:

- Manufacture of finished metal products,
- Machinery and equipment;
- Production of electrical equipment;
- Food processing and light industry;
- Manufacture of other vehicles;
- Repair, installation of machines and packing

## Existing infrastructure:

Warehouses and production facilities – **10 000 sq.m**

Total building area – **14 600 sq.m** of various premises



# INDUSTRIAL PARK "ECOPORT"



**INITIATOR:** AGROZEMKURS LTD, AGROTRADE INVESTMENTS LTD, TEHAGRO COMPANY LTD, TERRITORIAL COMMUNITY

**Location:** Odesa district, Novy Bilyary village (located near the industrial area of JSC OPP (Odesa Port Plant) and the Pivdennyi seaport, near the T1606 highway with an existing dirt road)

**Total area:** 76,75 ha

**Territory** - private



# INDUSTRIAL PARK "ECOPORT"



The composition of the Industrial Park will be formed taking into account the priority of placing the following industries:

- Food processing industry;
- Production of oil and animal fats;
- Storage of grain and raw materials and production of flour and cereal products;
- Light industry.

Activation of local small and medium-sized businesses, and indirect creation of 2,000 to 4,000 new workplaces.



# INDUSTRIAL PARK

## AT THE STAGE OF CREATION\REGISTRATION



**«ODESA NOVA PARK»**

USATOVO COMMUNITY



**«PIVDENNIY»**

VILKOVO COMMUNITY



**«BOLGRAD INDUSTRY»**

BOLHRAD COMMUNITY

# ODESA NOVA PARK



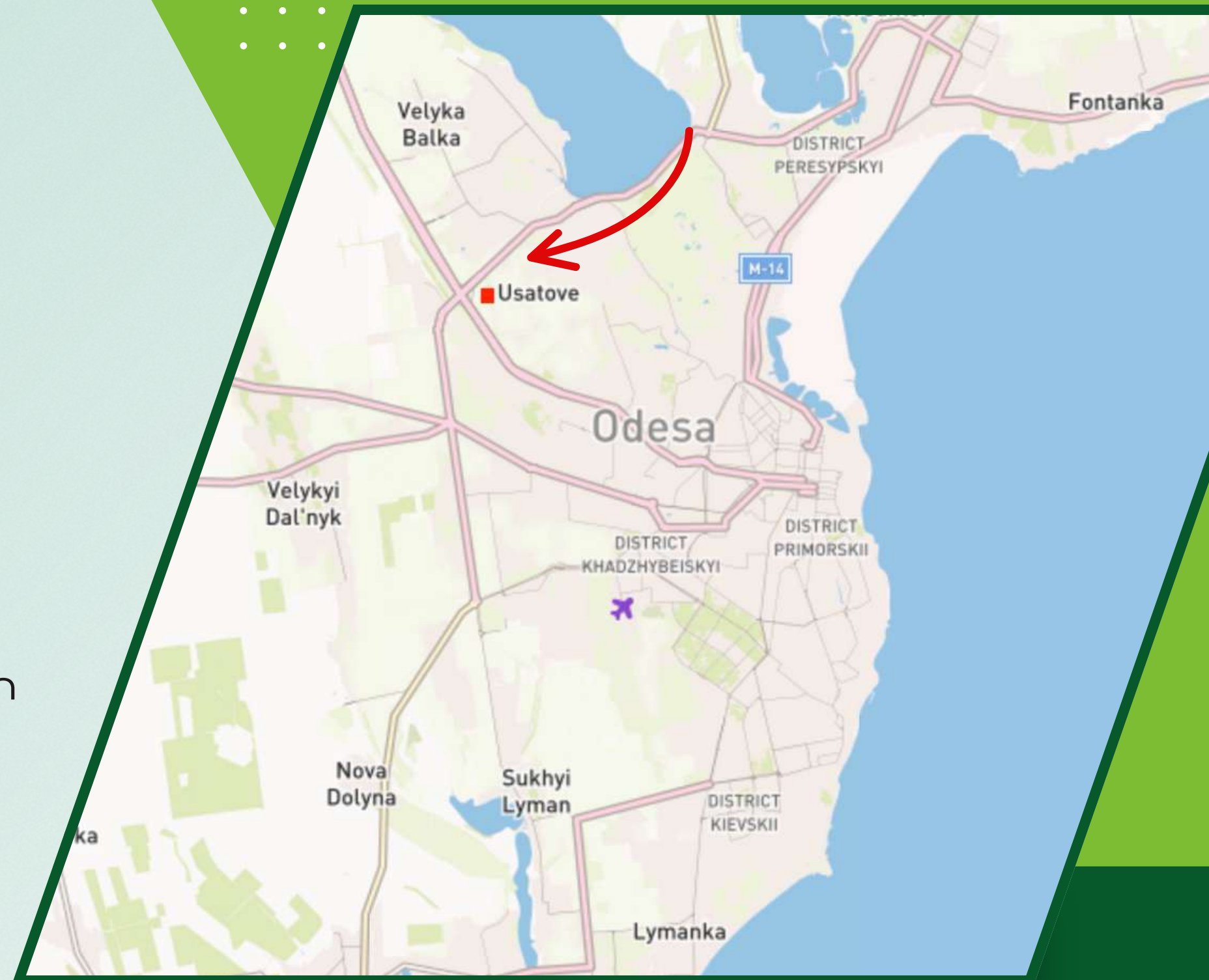
**Initiator:** Lion business LLC

**Location:** Odesa district, Usatove village

**Land site:** Area - 14,3314 ha

**Ownership:** Private

The application for inclusion of the IP in the Register of Industrial Parks is under consideration by the Ministry of Economy of Ukraine.



# ODESA NOVA PARK



The composition of the industrial park “ODESA NOVA PARK” will be formed as a universal industrial formation, which implies the placement of enterprises in the following industries:

- Production of building metal structures and products
- Manufacture of fabricated metal products, except for machinery and equipment
- Manufacture of machinery and equipment, n.e.c.
- Manufacture of other products
- Manufacture of food products
- Alternative energy
- Scientific and technical activities
- Information and telecommunications activities

It is planned to create up to **700** jobs.



# ECO-INDUSTRIAL PARK “PIVDENNIY”

**Initiator:** Podilsk City Council

**Managing company:** Eco Solutions LLC

**Location:** Podilsk, Podilskyi district, Odesa region

**Area:** 37.39 he

**Ownership:** communal

**Status:** Inclusion in the Register of Industrial Parks is under consideration by the Ministry of Economy of Ukraine.

The functional model of the Pivdennyi Ecological and Industrial Park is based on the basic principles of circular economy, industrial symbiosis and synergy of all participants to achieve sustainable economic development in compliance with the principles of environmental compliance.

**Specialization:**

- processing industry (food production; wood processing and wood products; furniture production; production of other non-metallic mineral products; production of finished metal products; production of other vehicles; production of machinery and equipment; production of motor vehicles, trailers, semi-trailers, etc)
- scientific and technical activities (introduction of high-tech production processes, involvement of research institutions, IT companies, business accelerators, laboratories, etc)

Expected number of jobs - **1500**

Expected investment volume - **USD 93.5 million**



# INDUSTRIAL PARK «BOLGRAD INDUSTRY»



**INITIATOR:** Bolhrad City Council

**Location:** Bolhrad district, outside the village of Tabaki

**Total area:** 46,5610 ha

**Type of ownership:** Communal

The composition of the industrial park “Bolhrad Industry” will be formed as a universal industrial formation, which implies the placement of enterprises in such industries as:

- Food industry and processing of agricultural products
- Processing of vegetables and fruits
- Beverage production
- Oil production
- Light industry
- Hydrogen production
- Alternative energy
- Scientific and technical activities
- Information and telecommunications activities



# INVEST OFFICE REGIONAL DEVELOPMENT AGENCY OF ODESA REGION



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