

**ECO-SMART
INDUSTRIAL PARK
« GALIT »**

101 300 m²

Project

SMART-ECO INDUSTRIAL PARK «GALIT» - place where all of its participants work in a closed eco-system with the establishment of the latest methods of production, the use of alternative energy, waste sorting - to reduce the «carbon footprint».

This industrial Park is Ukraine's only innovative center of synergy of breakthrough technologies in the light, machine-building, chemical and furniture industries, as well as in the IT and scientific and technical spheres.



19 hectare

the area of the land plot

Manufacturing facilities – 63 800 m² (about 120 lots, from 288 m²)



190 000 m²

the area of the industrial park

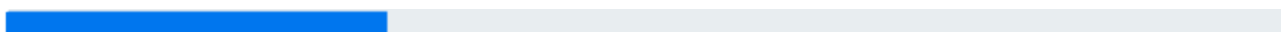
Exhibition facilities – 4500 m² (from 216 m²)



101 300 m²

building area

Office facilities and co-working spaces – 33 000 m²



53,31 %

percentage of development of the land

Benefits

- ▶ We offer both lease and sale of warehouse, manufacturing facilities and office facilities or co-working spaces . You immediately get connected to the external and internal engineering utilities, convenient transport infrastructure (including railways) and a closed eco-system.
- ▶ Manufacturing facilities starts from 288 m², which allows the future owner/tenant to choose the area that is most suitable for a specific business. In addition, the industrial park offers various types of manufacturing facilities with a height of 6 and 8 meters, with the possibility of installing a crane beam, etc.
- ▶ Our industrial park is not only about «grey» production, but also about offices, restaurants, places for sports, children's areas, trade, exposition, etc.
- ▶ We offer warehouses for different needs
Storage lots from 144 m²
Open-air storage lots from 360 m²
Warehouses directly near production from 272 m²
- ▶ In the SMART-ECO INDUSTRIAL PARK «GALIT» the client receives not just «bare» space, but immediately connected electricity, water supply and drainage, fire alarm, smoke removal and space for crane beams. At the same time, the business immediately receives ready-made logistics, etc.
- ▶ We will take care of the security of your business, current repairs, engineering communications, landscaping and legal subtleties of your activity in our project.

Parameters of the complex



101 300 m²

total area of the buildings which combines manufacturing facilities, warehouses, exhibition facilities, offices/co-working spaces



Carcass

reinforced concrete



8,0 m/ 6,0 m

Minimum working height of the building.
Maximum height – 10,0 m.



Walls and roof

sandwich panels



3,0 tons per meter

Maximum load on the floor.
Minimum - 1.5 tons per meter.

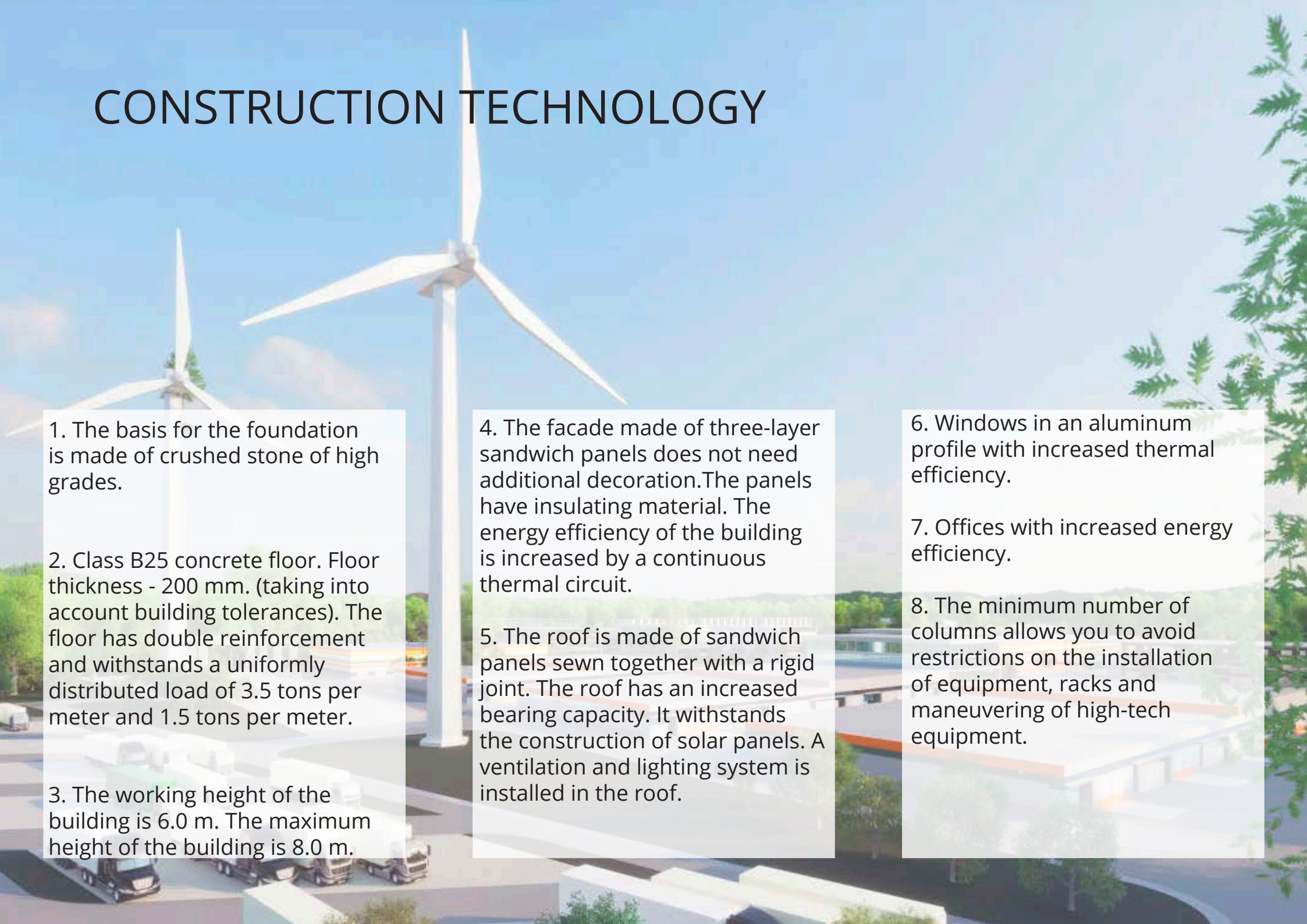


Manufacturing facilities

equipped with sectional gates



CONSTRUCTION TECHNOLOGY



1. The basis for the foundation is made of crushed stone of high grades.

2. Class B25 concrete floor. Floor thickness - 200 mm. (taking into account building tolerances). The floor has double reinforcement and withstands a uniformly distributed load of 3.5 tons per meter and 1.5 tons per meter.

3. The working height of the building is 6.0 m. The maximum height of the building is 8.0 m.

4. The facade made of three-layer sandwich panels does not need additional decoration. The panels have insulating material. The energy efficiency of the building is increased by a continuous thermal circuit.

5. The roof is made of sandwich panels sewn together with a rigid joint. The roof has an increased bearing capacity. It withstands the construction of solar panels. A ventilation and lighting system is installed in the roof.

6. Windows in an aluminum profile with increased thermal efficiency.

7. Offices with increased energy efficiency.

8. The minimum number of columns allows you to avoid restrictions on the installation of equipment, racks and maneuvering of high-tech equipment.

Technical infrastructure

Engineering utilities and communications are connected to the building



Artesian well

Capacity: up to 400 m³ per day and night
The diameter of the pipeline: 100 millimeter.



City sewage utility

Capacity: up to 400 m³ per day and night
The diameter of the pipeline: 400 millimeter.



Electricity

Power up to 40 megawatts
Voltage: TP 10/0.4 kV.



Our uniqueness

- Focus on small and medium-sized businesses
- Manufacturing facilities from 288 m²
- The largest social infrastructure in a closed eco-system
- Legal support of industrial park participants
- Assistance in business relocation
- The principle of a closed eco-system
- Close proximity to residential areas

Stimulation of industrial parks from the Ukrainian government

- Exemption from land tax
- Exemption from income tax for park members for 10 years
- Compensation of interest rates on credits (loans) for the development of the industrial park or conducting business in it
- Reimbursement of costs for connection to engineering and transport utilities
- Exemption from VAT of import operations into the customs territory of Ukraine in the mode of import of new goods
- Exemption from import tax when importing new equipment
- Exemption from real estate tax for industrial buildings on the territory of our industrial park



EXEMPTION FROM INCOME TAX

HOW TO GET?

- ✓ 10 years
- ✓ Reinvestment
- ✓ Stimulation is provided for up to 10 days

Support with:

- 1 Receiving a benefit
- 2 Reporting to the TAX Service

Buy/rent space in the industrial park

Sign the contract on the implementation of economic activity in the IP

Do not accrue dividends for 10 years

Reinvest funds in own business

INTEREST COMPENSATION ON LOANS

For participants of the industrial park

➤➤ Up to 45 million UAH for running a business

➤➤ Application consideration period: up to
9 months

➤➤ What is taken into account when
considering an application:

✓ Term of the loan

✓ Providing another type of stimulation

✓ Amount of already paid % on the loan

HOW TO GET?

1 Buy/rent space in the in the industrial
park

2 Agreement on the implementation
of the economic activity in the IP

3 Conduct activities according to the
relevant KVED

IMPORT OF EQUIPMENT WITHOUT CUSTOMS DUTIES AND VAT

- Use on the territory of the industrial park for 5 years
- The equipment is new (less than 3 years have passed since the date of manufacture)

List of equipment for
import



- Certificate on the fact of posting of imported goods
- Report on the intended use of imported equipment

HOW TO GET?

1

Buy/rent space in the in the industrial park

2

Agreement on the implementation of the economic activity in the IP

3

Conduct activities according to the relevant KVED

More real estate offers



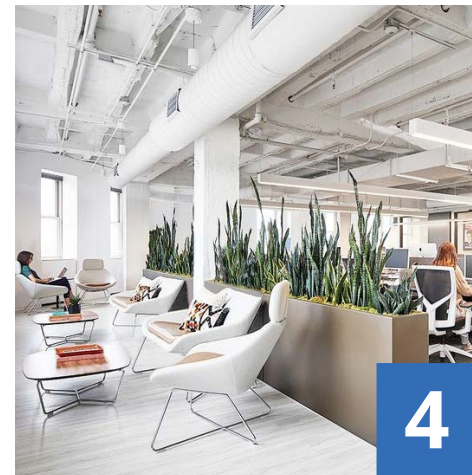
1 Manufacturing facilities



3 Warehouses



2 Logistics hub



4 Offices and co-working spaces

Phone: + 38 (067) 447-78-83

Email: management@galit.info

Lviv Region, Drohobych

St. Haidamatska

More details on our website



Arrangement



Roads

Asphalted roads.



Landscaping

The management company carries out landscaping and cleaning of the territory.



Parking

Parking spaces for cars and trucks.



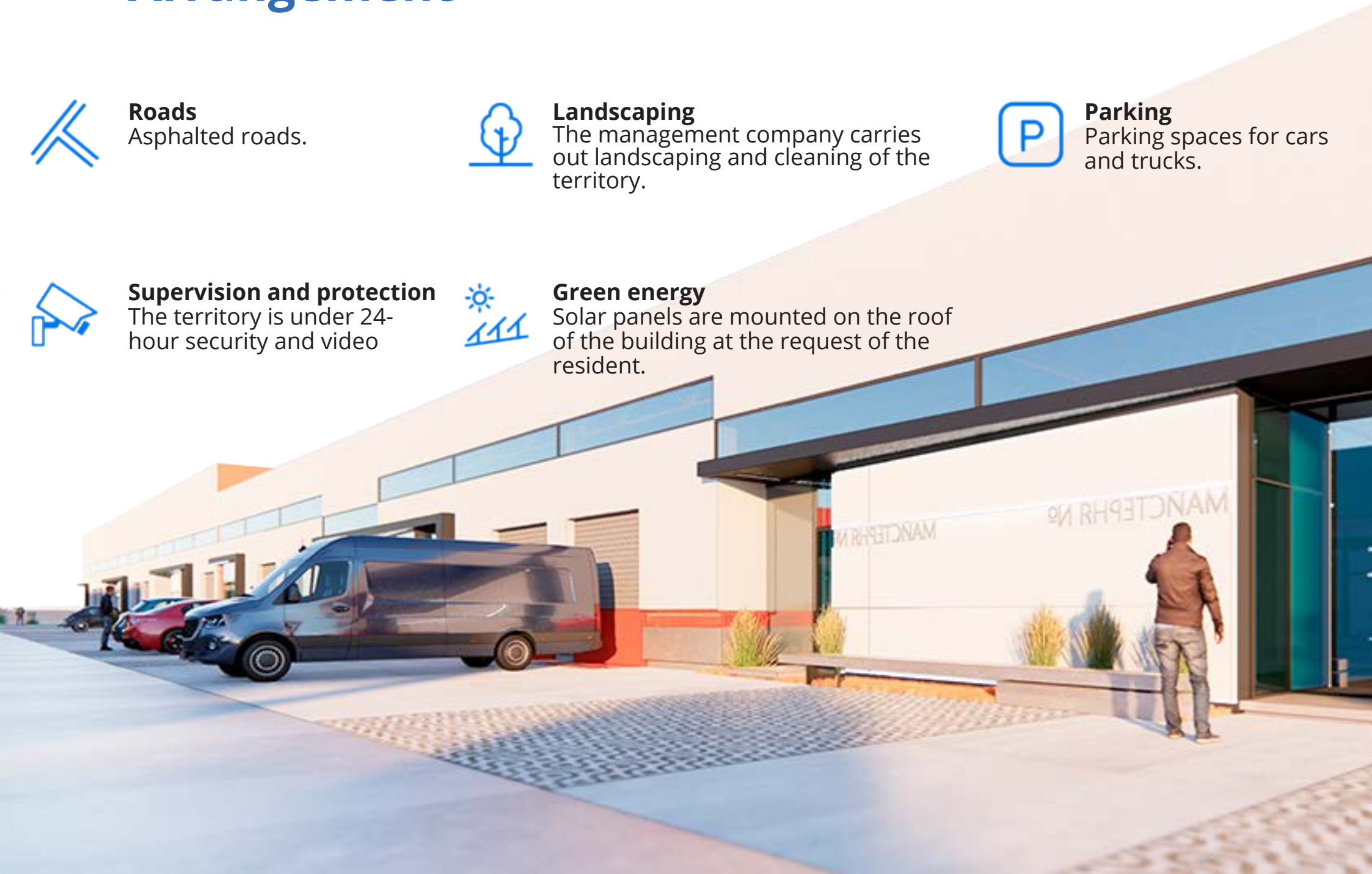
Supervision and protection

The territory is under 24-hour security and video



Green energy

Solar panels are mounted on the roof of the building at the request of the resident.





electric substation

customs

parking

5 queue

2 queue

5 queue

4 queue

2 queue

1 queue

1 queue

3 queue

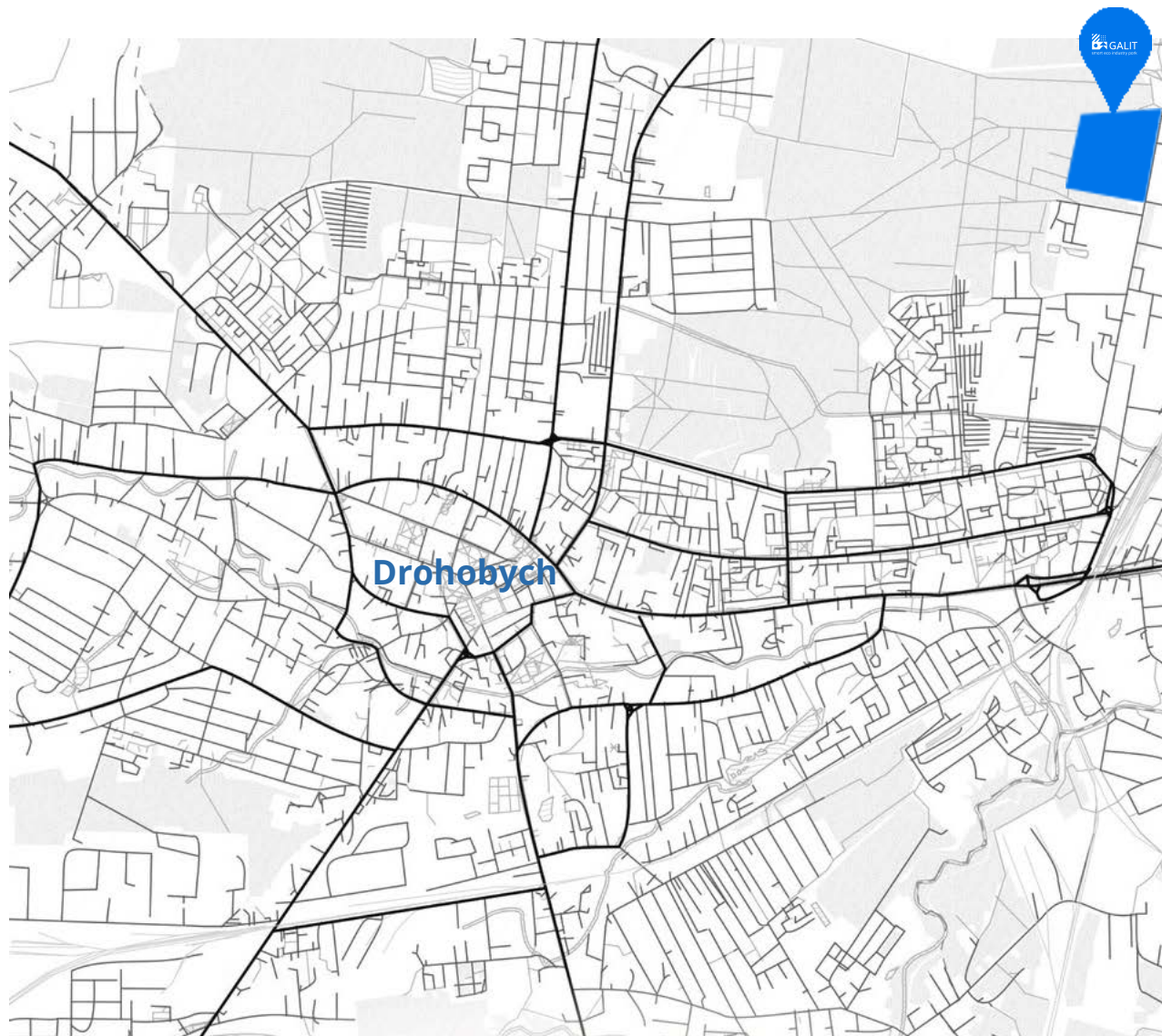
3 queue

parking

St. Haidamatska

4 queue

Location



The distance to the city center of

Drohobych is **3.4 km**

To the Railway Station is **1.5 km away**

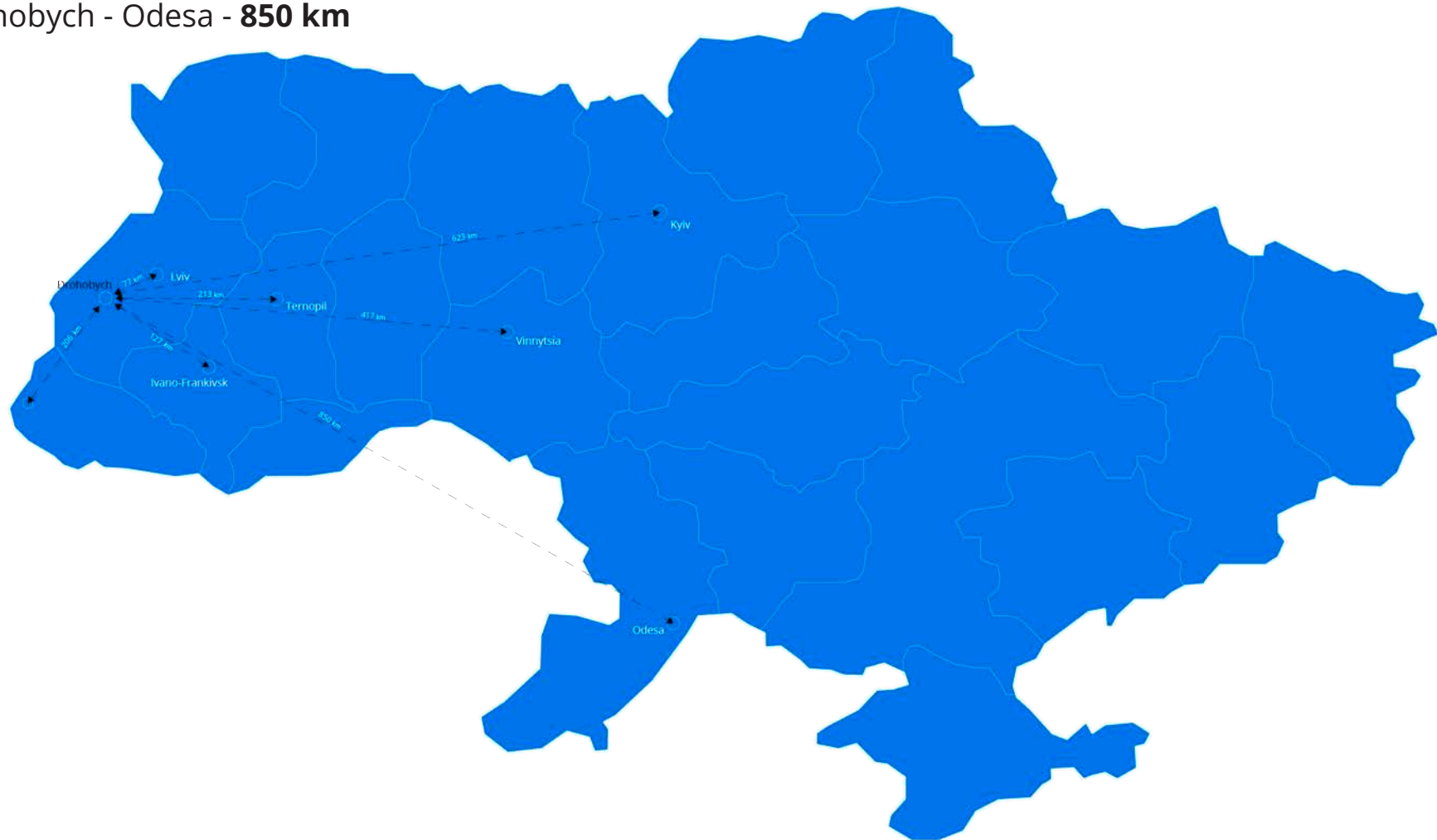
To the bypass road is **1.8 km away**

ECO-SMART INDUSTRIAL PARK «GALIT» is located in one of the most attractive regions of Ukraine - Lviv region, Drohobych city. Drohobych is located 90 km southwest of the regional center - Lviv.

Distance to the regional centers:

- ° Drohobych - Lviv - **77 km**
- ° Drohobych - Uzhhorod - **206 km**
- ° Drohobych - Kyiv - **623 km**
- ° Drohobych - Iv.-Frankivsk - **127 km**
- ° Drohobych - Ternopil - **213 km**
- ° Drohobych - Vinnytsia - **417 km**
- ° Drohobych - Odesa - **850 km**

Proximity to the border with the Republic of Poland and the Slovak Republic.



General plan

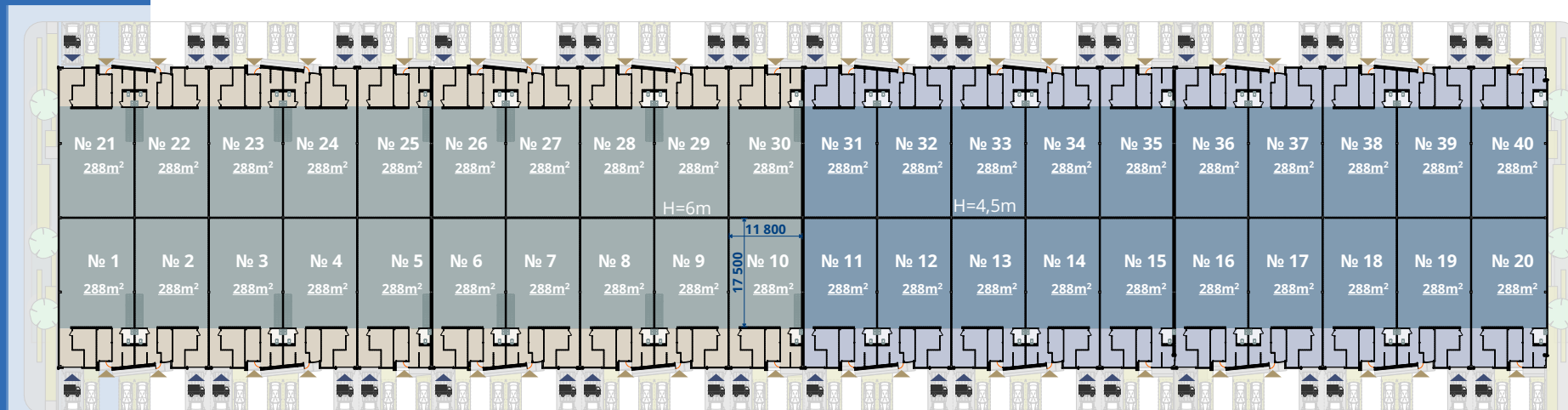
ECO-SMART INDUSTRIAL PARK «GALIT» is Ukraine's only innovative center of synergy of breakthrough technologies in the light, machine-building, chemical and furniture industries, as well as in the IT and scientific and technical spheres.





GALIT. Plans of manufacturing

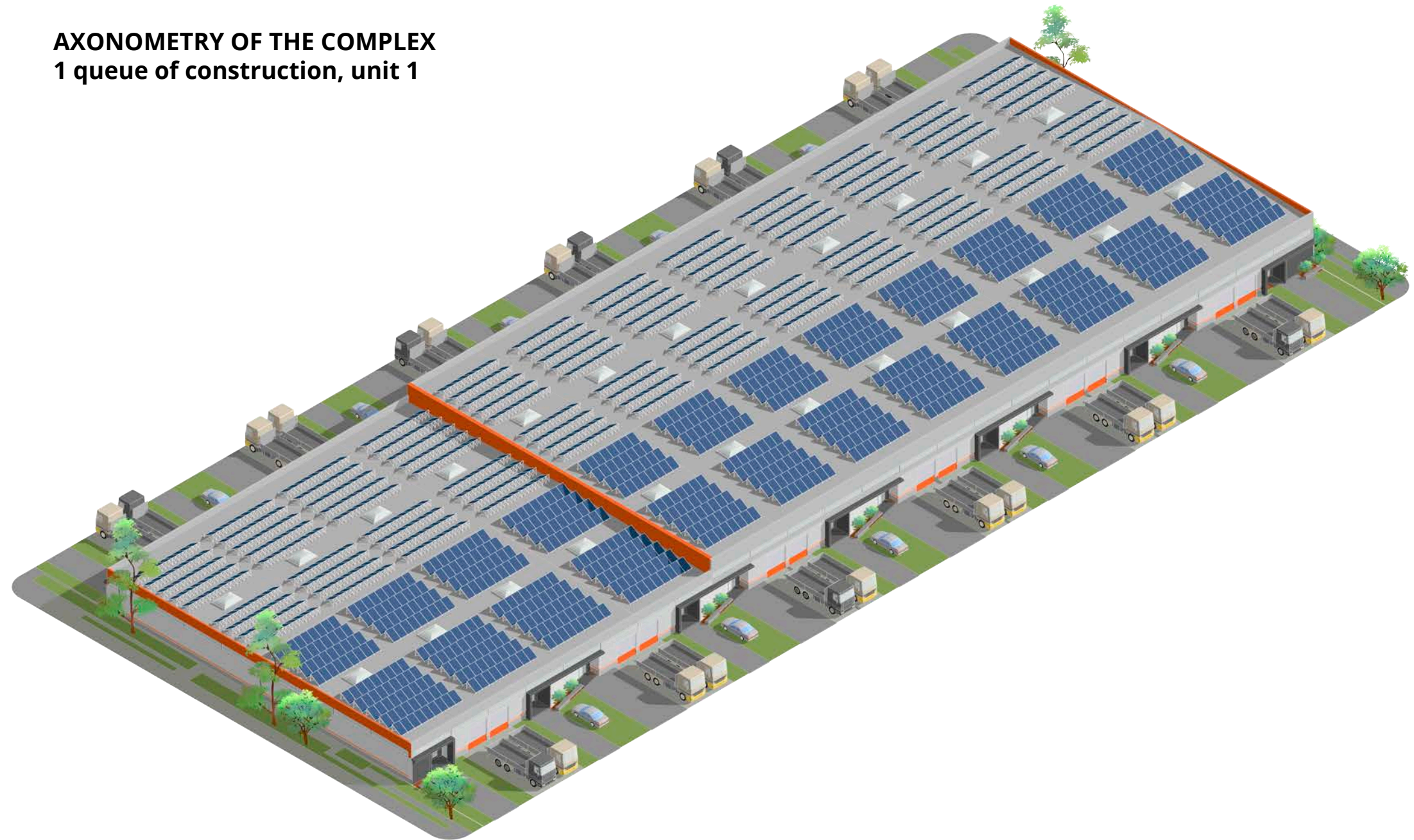
First floor plan



Second floor plan

[illegible]

AXONOMETRY OF THE COMPLEX
1 queue of construction, unit 1

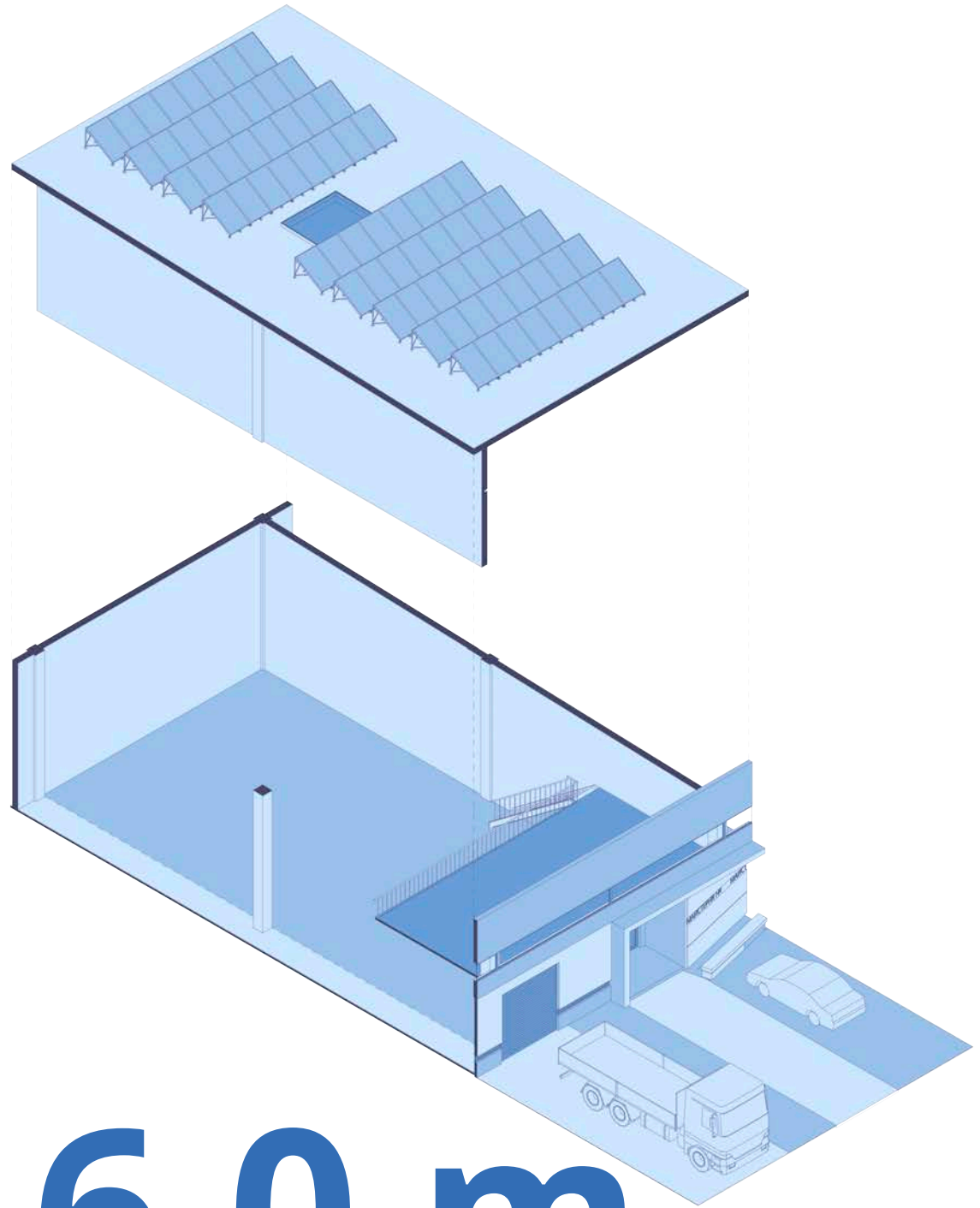




GALIT. Block plans

height

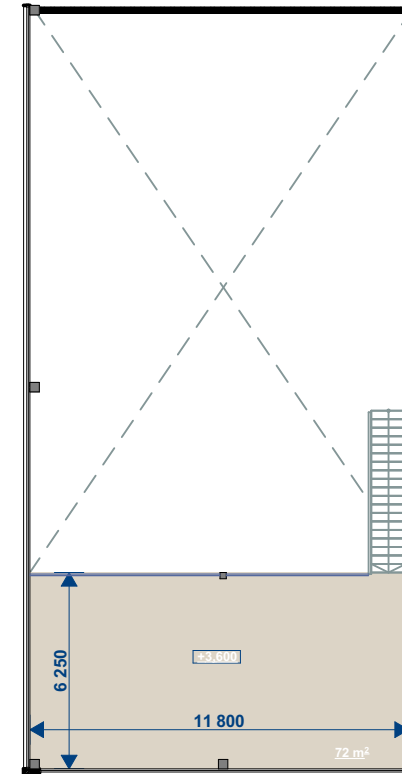
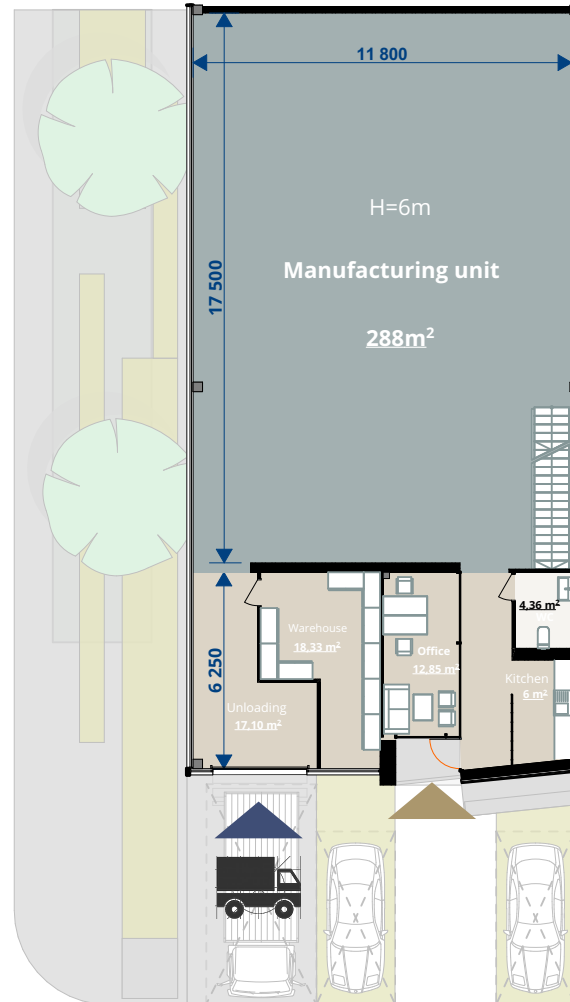
8.0 m / 6.0 m



GALIT. Block plans

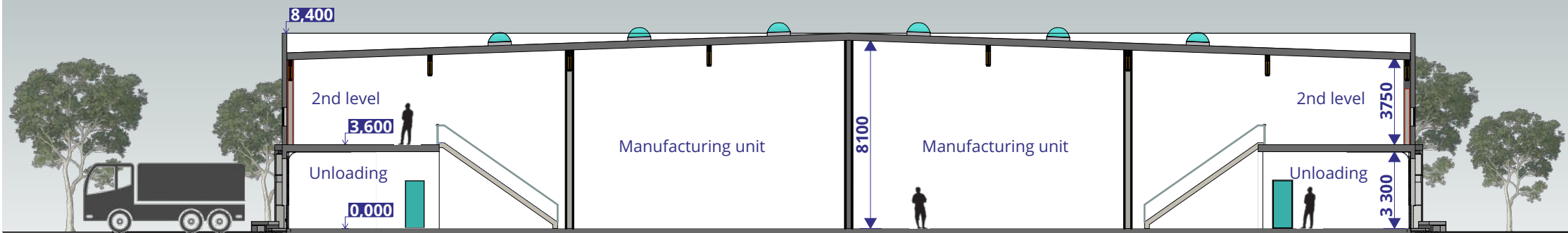
Manufacturing facilities h= 8.0 m/6.0 m

Mezzanine



height

8.0 m / 6.0 m



GALIT. Inner space





Founders of the project



Sergiy Ivanov-Kostetskyi

CEO and founder LIMITED LIABILITY
COMPANY «YETI PRO»



Olha Danchuk

Co-founder LIMITED LIABILITY
COMPANY «YETI PRO»

