

Investment passport of Urban District Electrostal of the Moscow region



DEAR INVESTORS!







The leader of Urban District Electrosal of the Moscow region - Inna Yurivna Volkova

I want to draw your attention to the following information resource:

«THE INVESTMENT PASSPORT OF URBAN DISTRICT ELECTROSTAL»!

I am sure that the presented project will not only be a useful source of information but it will also become a guide for active entrepreneurs and potential investors.

The investment passport represents information about socio-economic indicators, the investment climate, vacant production facilities, and lands that are placed in the territory of Electrostal.

Today Electrostal is an intensively progressing city with a rich history and powerful industry potential. The realization of major investment projects, modernization of production facilities in industries, and development of engineering and communication infrastructure are supporting it.

We are ready to provide assistance in creating the most convenient business environment. Besides, we are interested in attracting investments.

Urban District Electrostal is open to cooperate with investors in all spheres. It does not matter whether it is industry, the service sphere or agriculture.

We are ready to consider any investment projects related to development of businesses and aimed at improving the quality of our citizens' lives. We support an efficient entrepreneur.

I hope that getting acquainted with Electrostal City will be useful for you. I invite all the partners interested in long-term cooperation to have a constructive dialogue with us. I look forward to our next meeting!

Urban District Electrostal of the Moscow region



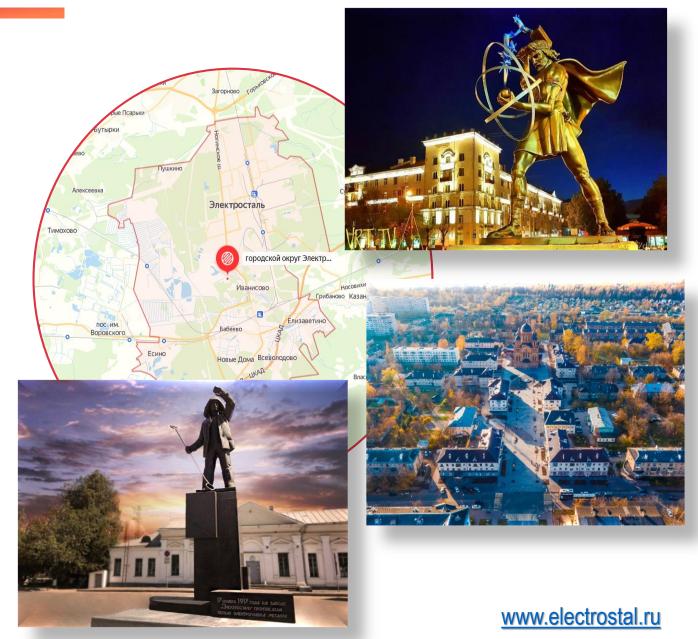
Urban District Electrostal of the Moscow region is part of the Moscow agglomeration and situated in the east Moscow suburbs on the right bank of the Klyazma river.

Urban District Electrostal is placed on the international highway M-7 «Volga» and the railroad Moscow-Vladimir. Besides, there is the Ring Road near Electrostal City.

Urban District Electrostal is surrounded by woodlands and rivers. For example, the Khordtsa River and the Marinka River. Besides, the Vokhna tributary (the Vokhonka River) originates in Electrostal city.

Electrostal City is the administrative center, its territory is 13,537 hectares, and its population is 150,729.

On April 7th, 2015, Elektrostal was awarded the honorary title of "City of Labor Valor and Glory".



Main advantages of Electrostal city of the Moscow region

- 1. Nearness to key railway and automotive hubs.
- 2. Highly developed manufacturing industrial production.
- 3. Presence of a developed social infrastructure and access to the Moscow's social infrastructure.
- 4. Developed housing market.
- 5. The city is a center of metallurgy and heavy machinery manufacturing it has the country's largest production of nuclear fuel, high-quality steel, heavy machinery, and chemical products. Besides, there are more than a hundred and small enterprises, which are working and successfully developing in our city now.
- 6. Affordable cost of land lease/purchase.







Part 1

The current situation in the city's economy

Key options





Population – 150 729 Females – 81 996 Males – 68 733



Number of large industrial enterprises (as of 30.03.2024) 12



The volume of investments in fixed assets (as of 30.09.2024) 12 006,1 million RUB.



Working-age population: – 90 225 Females – 45 184 Males – 45 041



The amount of micro, small and medium enterprises (as of 30.03.2024) 6475



The volume of goods shipped (as of 30.09.2024)
86 833,4 million RUB.



Unemployment rate-170



Average office space rent (RUB per sq. m. per month)
800



Tax revenues to the local budget (as of 30.09.2024)
3 485,5 million RUB.



Average salary (as of 30.12.2024) **86 078,8 RUB.**



Average rental rate for industrial space (RUB per sq. m. per month) 525

Current tax rates in the territory of the Moscow region



sic tax rates
isio tax rates
25%
till 2,5%
till 1,5%
5 thousand rubles for a vehicle per year
00% of market price

The city's key industries



ELECTROSTAL city is considered to be a large multi-functional district, dominated by industrial potential. Metallurgy and heavy machinery are leading industries in the city's economy. It is rightfully considered the largest producer of high-grade steel in the country.

Top 5 industries

Nuclear industry
 Metallurgical industry
 Mechanical engineering
 Chemical industry
 Agricultural industry

Key Enterprises of Urban District Electrostal of the Moscow region





«Machinery Manufacturing Plant» JSC



«Electrostal» Metallurgical Plant» JSC



«The Electrostal Heavy Engineering Works» JSC



«Electrostal Chemical-Mechanical Plant named after N. D. Zelinsky» OJSC



«ENPO "NEORGANIKA» JSC



«502 MERP» JSC



«MSZ» JSC (JSC «Machinery Manufacturing Plant»)



Address: 12, Karl Marx str., Electrostal city;

Tel: +7 (495) 702-99-01; CEO: Alexey V. Zhiganin;

Average number of employees for 2024: 3 957;

Key activities:

Nuclear fuel for nuclear power plants with thermal and fast neutronreactors. Fuel is manufactured and supplied as FAs

for different types of reactors

General goals:

Further modernization of production that will increase the labor productivity and product quality

«Electrostal» Metallurgical Plant» JSC



Adress: 1, Zheleznodorozhnaya str., Electrostal city;

Tel: +7 (496) 577-11-11; CEO: Evgeny V. Shilnikov;

Average number of employees for 2024: 3 942;

Key activities:

Russia's leading company for the production of high-alloyed steels and alloys

General goals:

Providing an increase in the implementation of the business plan for production by 5.7% compared to 2022.

Carrying out the modernization of production

«The Electrostal Heavy Engineering Works» JSC ("EZTM" JSC)





Information about the company:

Address:19, Krasnaya str., Electrostal;

Телефон: +7 (496) 577-72-42;

CEO:Vladimir S. Zarudniy;

Average number of employees for 2024: 1 211 человека;

Key activities:

Production of metallurgical, mining and beneficiation equipment, fluid friction bearings, equipment for the oil and gas and cement industries, plastic recycling

General goals:

Over the next 10 years, JSC 'EZTM' plans to carry out a complete technical re-equipment and reconstruction of production and power management.

OJSC Electrostal Chemical-Mechanical Plant named after N. D. Zelinsky



Information about the company:

Address: 1, Karl Marx str., Electrostal city;

Tel: +7 (499)638-36-20; CEO: Anton V. Nechaev;

Average number of employees for 2024: 635;

Key activities: Development and manufacturing of filters for individual and collective protection against weapons of mass destruction and chemically hazardous substances.

General goals:

Further modernization of production that will increase the labor productivity and product quality

«ENPO "NEORGANIKA» JSC (ENPO – Electrostal scientific and production association)



«502 MERP» JSC (MERP – MILITARY EQUIPMENT REPAIR PLANT)



Information about the company:

Address: Elektrostal city, Karla Marksa Street, 4

Tel: (496) 575-30-95, (496) 575-30-63 General Director: Oleg Y. Kamener

Average number of employees in 2024: 231

Main Activities: Development and production of modern individual and collective respiratory protection equipment for departmental law enforcement agencies and the

civilian population. General goals:

To substantiate and implement promising and breakthrough directions for the creation and improvement of special equipment and technologies through systemic research into market needs.

Information about the company:

Address: Elektrostalcity, Vsevolodovo Village, Noginsk-5 Settlement

Tel: +7 (496) 523 20 83 CEO: Dmitry A. Sovrasov

Average number of employees in 2024: 344

Main Activities: JSC "502 ZRVTI" specializes in overhaul of air defense systems: anti-aircraft missile systems, radar stations, anti-aircraft and aviation missiles.

General goals:

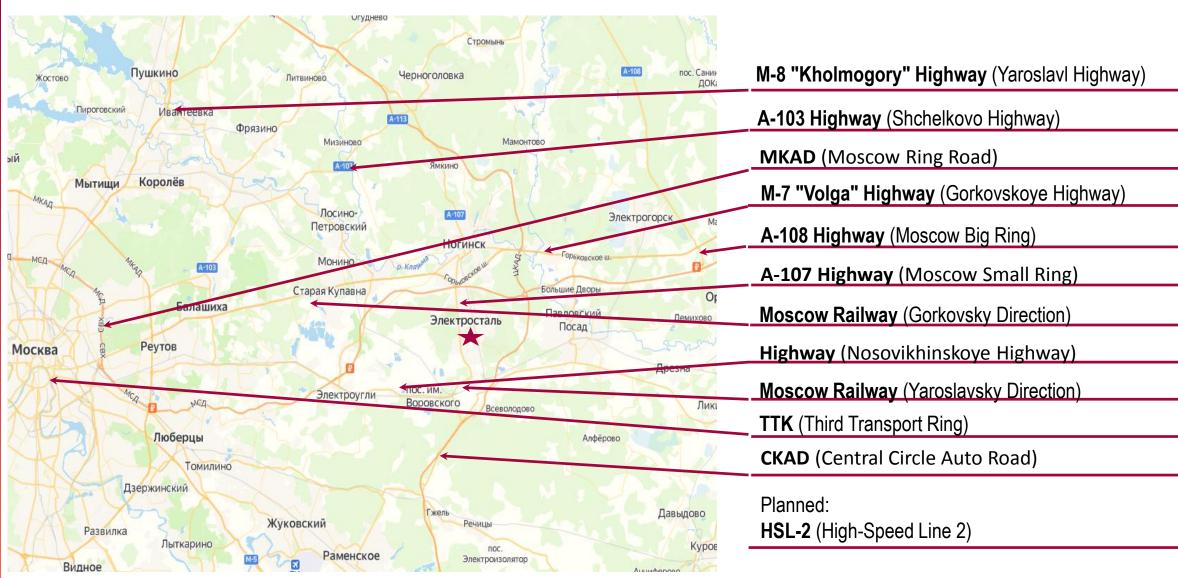
In the sphere of production development, with the aim of improving the quality of manufactured products and expanding the range of services provided, the company plans to implement the following measures:

- -Preparing production areas and commission workplaces for the repair of blocks and cells of communication equipment of the F2M product in workshop No. 1.
- -Automation and reducing the time spent searching for faulty elements in cells included in the CWF devices, continue work on the implementation of new programs for control and repair of cells containing processor assemblies.



Transport links





Transport links





Train station «Mashinostroitel»



Train station «Fryazevo»





Railway station «Electrostal»



Train station «Metallurg»

www.electrostal.ru

Resource-supplying organizations



Branch of the State Unitary Enterprise of the Moscow Region «KS MO» «Elektrostalsky»

Location: Moscow Region, Elektrostal, Pervomayskaya St., 15, bldg. 2

Contact phone: +7 49657 5-46-49

Email address: kcmo.el@yandex.ru

Official website: [https://kcmo.ru](https://kcmo.ru

«GLOBUS» LLC

Location: Moscow region, Electrostal, Pervomayskaya str., 15, bldg. 3

Contact phone: +7 496 577-45-03,

Email address: office@globusenergo.ru.

Official website: globusenergo.ru.

«MOSENERGOSBIT» JSC

Location: Moscow region.,Pavlosky Posad,Internatsionalny per., 26
Contact number:+7 496 435-93-77,
Email address: Pavlovo-Posad@mosenergosbyt.ru.
Official website: http://www.mosenergosbyt.ru.

«Mosoblgaz» branch «Vosok» JSC

Location: Moscow region., Noginsk, Revsobraniy str., 1
Contact number:+7 (495) 122-40-04
Email address: vostok@mosoblgaz.ru
Official website: https://mosoblgaz.ru

Average cost of energy resources (2023)

36,61

Wastewater disposal (rubles per cubic meter)

10,12

Energy supply (rubles per kilowatt-hour.)

7,91

Gas supply (rubles per cubic meter)

3 599,44

Heat supply (rubles per gigacalorie)

www.electrostal.ru





Part 2

Infrastructure facilities

Municipal Educational Institutions



Nowadays, on the territory of Electrostal, you can see:

- 4 gymnasiums;
- 3 lyceums;
- 13 general education schools
- 2 boarding schools
- 1 evening shift general education school;
- 54 preschool educational institutions (child development centers, general development kindergartens, and combined kindergartens)
- 2 children's music schools. Students of Elektrostal's music schools have participated in and won over one hundred awards at international, all-Russian, regional, and zonal competitions.
- 3 centers of additional education: "Young Technicians Station," "Dialogue Center," and "Rostok Center"
- 1 children's art school. In 2008, the school was included in the book "The Heritage of the Russian State", published by the Ministry of Culture and Mass Communications of the Russian Federation. Students of the art school have repeatedly won prizes in regional and international competitions, including awards from the President of the Russian Federation and the Governor of the Moscow Region. In 2010, Maria Andreyevna Shlyakhova, a student of the art school, won the Grand Prix of the V International Festival-Competition of Fine Arts "All the Colors of the World—2010" and the Order "Young Talent of Russia—Charoite Star". In 2011, the art school was included in the National Register of "Leading Cultural Institutions of the Russian Federation".
- Electrostal Patriotic Education Center.





Higher and secondary educational institutions in Urban District Electrostal of the Moscow region



ELECTROSTAL INSTITUTE (BRANCH OFFICE) OF MOSCOW POLITECHNICAL UNIVERSITY

7, PERVOMAYSKAYA STR., ELECTROSTAL, MOSCOW REGION
TEL: +7 (496) 574-40-42
http://elpol.ru/



POLYTECHNIC COLLEGE OF THE MOSCOW REGION (BRANCH OFFICE) OF FEDERAL STATE AUTONOMIC EDUCATIONAL INSTITUTION OF HIGHER EDUCATION «NATIONAL NUCLEAR RESEARCH UNIVERSITY»

41, LENIN AV., ELECTROSTAL, MOSCOW REGION TEL:+7(496) 574-21-92, +7(496) 574-22-82 http://mopk-mephi.ru/



STATE BUDGET PROFESSIONAL EDUCATIONAL INSTITUTION OF THE MOSCOW REGION «ELECTROSTAL COLLEGE»

19, STEELMAKERS STR., ELECTROSTAL, MOSCOW REGION
TEL: +7(498) 662-39-01,
+7(498) 662-39-11
https://elkollege.ru/



POLYTECHNIC COLLEGE OF THE MOSCOW REGION (BRANCH OFFICE) OF FEDERAL STATE AUTONOMIC EDUCATIONAL INSTITUTION OF HIGHER EDUCATION «NATIONAL NUCLEAR RESEARCH UNIVERSITY»

41, LENIN AV., ELECTROSTAL, MOSCOW REGION TEL:+7(496) 574-21-92, +7(496) 574-22-82 http://mopk-mephi.ru/



Cultural institutions of Electrostal of the Moscow region





Cultural center «Oktyabr»

32A, Lenin av., Electrostal Tel.: +7 (496) 577-72-62, +7 (496) 577-88-08 https://xn--90arapmkz7cya.xn--p1ai/



N.P. Vasiliev Cultural center

7, Karl Marx str., Electrostal Tel.: 8 (496) 579 00 47 https://clubvasileva.wixsite.com/2014



Cultural center «Dosug»

1-1a, Zapadnaya str., Electrostal Tel: 8 (496) 573-10-81 https://elkultura.ru/



Karl Marx House of Culture

9, Karl Marx str., Electrostal, Tel.: +7 (49657) 7-36-55 http://dkmarksa.ru/index.php

Cultural institutions of Urban District Electrostal of the Moscow region







Historical and Art Museum MI (Municipal institution) «MVC»

30a, Nikolayeva str., Electrostal Tel.: +7 (496) 571-15-72 https://www.el-museum.ru

Exhibition Hall MI (Municipal Institution) «Museum and Exhibition Center»

38, Chernyshevskogo str., Electrostal Phone: +7 (496) 571-15-72

https://www.el-museum.ru

www.electrostal.ru

Sport institutions of Urban District Electrostal

of the Moscow region

Sport schools

Municipal Budgetary Institution «World of Sport «Stal»

«Olympic Reserve Sports School for Team Sports «Elektrostal»»

«Olympic Reserve Sports School for water sports «Electrostal»

«Olympic Reserve Sports School for martial arts»

«Olympic Reserve Sports School for hockey «Kristall - Electrostal»

«Football sports school«VOSTOK - Electrostal»

«Comprehensive sports school «Lider - Electrostal»

Institutions of physical culture and sport

Municipal Institution «Physical Culture and Health Club for the Disabled of Elektrostal»

Sports ice palace «Kristall»

A.S. Ionov's Indoor Training Ice Rink

Indoor hockey court (artificial ice or grass)

City swimming pool «Metallurg»

ANO CCC «Kristall»

Physical Culture and Sports Club «Solonoga»

Gymnastic hall

Tennis-center

Sports city hall

Judo hall

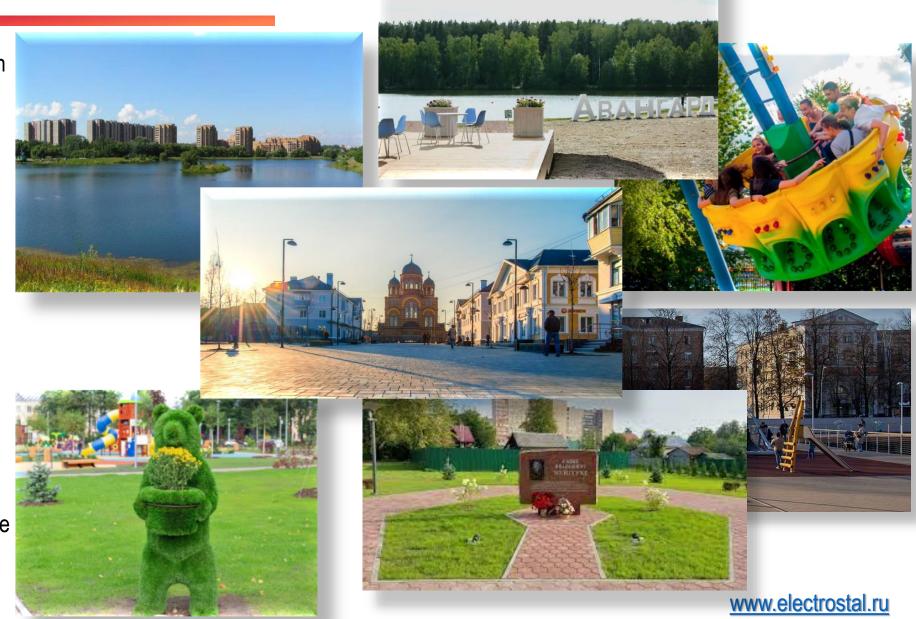
Skate Park

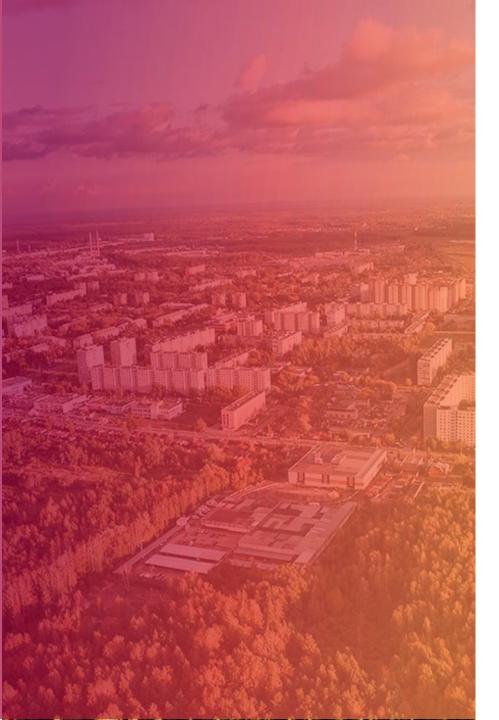


Park zones of Urban District Electrostal of the

Moscow region

- Park of culture and recreation
- «Chudo Park»
- Eco-park «Avangard»
- Park «Vostchnyy»
- Yubileynyy Prud
- Voznesenskaya alley
- The square named after S.I. Zolotukha
- Recreation zone near the square of Ice sport palace «Kristall»







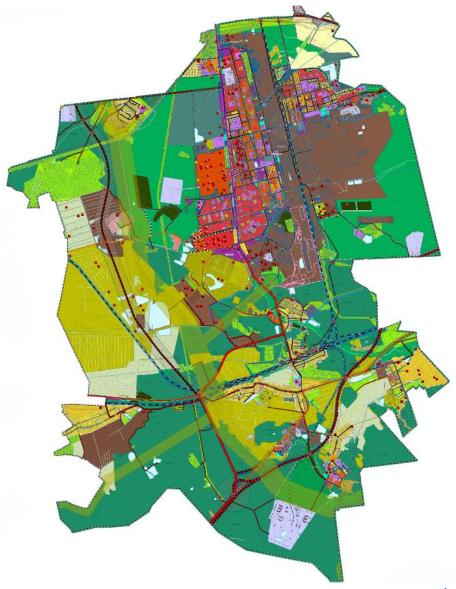
Part 3

Objects of investment infrastructure

Functional zoning



	The area of development of individual residential buildings
	The building area of low- rise residential houses (up to 4 floors, including the artic)
	The huilding area of medium rice recidential houses (from 5 to 8 floors including the artic)
	The building area of multi- storey residential buildings (9 floors or more)
	Multifunctional public and business area
	The zone of specialized public development
	Industrial zones, engineering and transport infrastructure zones
	Production area
	Communal storage area
	Engineering infrastructure zone
	Transport infrastructure zone
	Agricultural use areas
	Agricultural land area
	The zone of horticultural or suburban non-profit associations of citizens
	The production area of agricultural enterprises
	Other agricultural zones
	Recreational areas
	The zone of green areas of common use (forest parks, parks, gardens, squares, boulevards, urban forests)
	Recreation area
	Forest park area
	Forest area
	Other recreational areas
	Special purpose zones
GGG.	Cemetery area
	The security zones
	The water zones
	Others



Important investment projects



Investor	Project description	Planned investment volume, rubles	Implementation period
PLC «Wildberries»	Construction of an omni-channel Wholesale Trade Center	15 000 000 000	April 2024
PLC «Energetic»	Construction of a manufacturing complex for the production of towel dryers and bathroom furniture	2 200 000 000	March 2024
PLC »Danny»	Reconstruction of non-residential building for placement of computer manufacturing, electronic and optical products. Building of a production of innovative programmable logic controllers.	425 600 000	January 2024 June 2026
PLC «Rusinoks»	Reconstruction of production building for placement of a new equipment	250 000 000	February 2024
PLC «TK Invest» PLC «TK Lift»	Construction of a plant for the production of containers for bulky waste Construction of a plant for the production of special machinery	221 500 000	November 2025 December 2025
PLC «Elvizus»	Building of a medicine center	110 000 000	December 2024
PLC «Fobos – Auto»	Building of production and storage facilities	80 000 000	December 2024
Individual Entrepreneur Terskova Irina Vladimirovna	Building of a flower shop	55 000 000	January 2024



Industrial park: «ELKO»



Industrial Park «ELKO» is situated in the east of the Moscow region, 35 km from MKAD (Gorkovskoe highway, Nosovikhinskoye highway) in Electrostal.

This is an active industrial territory with a total area of 16 hectares. It has sustainable infrastructure and is fully provided with energy carriers and networks. There are vacant land plots intended for the building and development of the territory, production and storage facilities, and office premises in the territory of the park.

Characteristics of the industrial park:

Total area: 16 Ha; Infrastructure:

- Total area of production and warehouse facilities - 26,000 sq.m;
- Centralized heating 1.4 Gcal/h;
- Water supply and drainage 2.22 cubic meters/h;
- Electric power 2.65 MW, 3 substations, perspective 5 MW;
- Internet and telephony





Industrial site: «TECHNOPARK PROMINVEST»



«TECHNOPARK PROMINVEST» is an industrial complex with developed infrastructure and important communications for product placement. Besides, there are ready production and storage facilities in the territory of the complex.

Characteristics of the industrial park:

- Total area: 17 Ha;
- Manufacturing and storage facilities with an area of 70,000 m²;
- Electrical power up to 12,000 kW
- Height from **4 to 12 m**
- Loading mechanisms, crane beams from 1 to 10 tons
- Office space with an area of 5,000 m²
- Open areas up to 30,000 m²

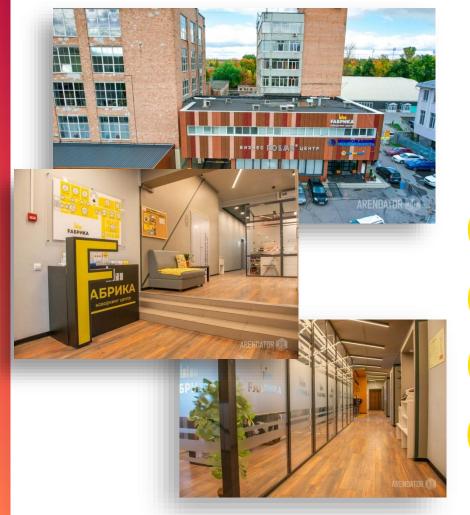




Coworking «Fabrika» in Electrostal city



The coworking center in the business center **«POLAR»**





All you need to create convenient conditions to work



coffee, water, tea



IT support administrator



The Internet Free WiFi



Modern kitchen



Printer and paper



Secretary



Relaxation zone with TV



Access to open Events

The coworking center into the microfinance campaign «lantar»



www.electrostal.ru





The list of vacant land areas for realization of investment projects



Municipal land







Municipal land







🧩 Муниципальная земля.







Municipal land







Municipal land plots intended for accommodate investors for trade







Municipal land

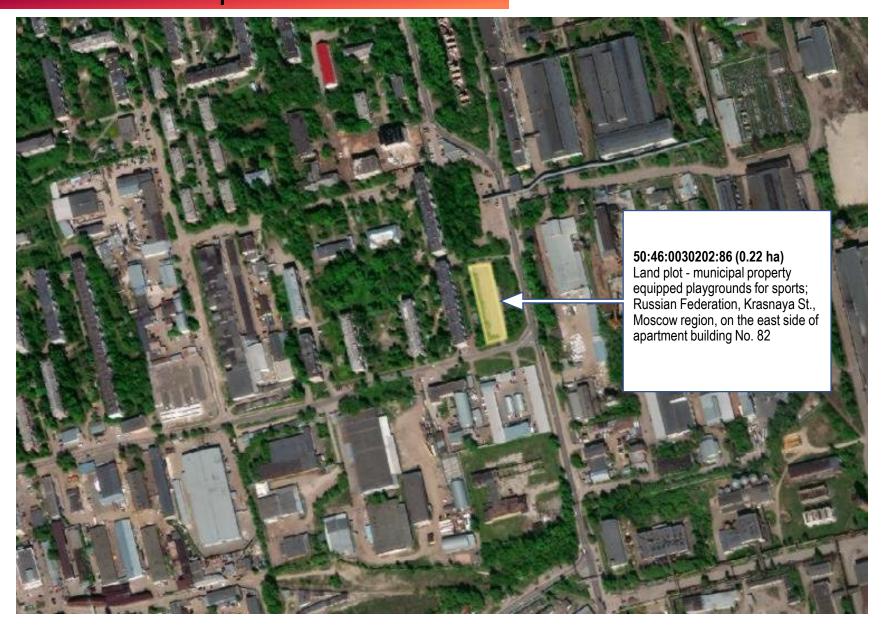






Municipal land plots intended to accommodate investors for sports







Industrial site "METALLURG"









List of vacant premises in the territory of Urban District Electrostal



Points for placement of vending machines



Organisation's name	Location	Conditions for the provision of the production facilities:
MURM «Youth Center»	23, Karla Marksa str., Electrostal	Rent
Family library «Ochag»	house 2 building 4, Leina avenue, Electrostal	Rent
SDK «Vsevolodovo»	3в, Tsentralniy Subdistrict, Vsevolodovo Village , Electrostal	Rent
Central children's library «Buratino»	house 17 building 1, Pobeda str., Electrostal	Rent
Central library imeni K.G.Paustovskogo	36, Lenina avenue, Electrostal	Rent
Secondary school of general education MOU "SOSH №1" building 1	6, Pushkina str., Electrostal	Rent
Secondary school of general education MOU "SOSH №1" build 2	ding 3, Sovetskaya str., Electrostal	Rent
Secondary school of general education "MOU Gymnasium № building 1	4" 24B, Mira str, Electrostal	Rent

Organisation's name	Location	Conditions for the provision of production facilities:
Secondary school of general education MOU "SOSH №5" building 1	22A, Yalagina str., Electrostal	Rent
Secondary school of general education MOU "Lyceum №7" building1	4a, Komsomolskaya str., Electrostal	Rent
Secondary school of general education MOU " Lyceum №8"	34, Oktyabrskaya str., Electrostal	Rent
Secondary school of general education MOU "Gymnasium №9" building 1	14, Pervomayskaya str., Electrostal	Rent
Secondary school of general education MOU "SOSH № 11" building1	23a, Pushkina str.,Electrostal	Rent
Secondary school of general education MOU "SOSH № 12 c UIIYA" building 1	16, Koreshkova str., Electrostal	Rent
Secondary school of general education MAOU "SOSH №13 c UIOP" building1	36, Radio str.,Electrostal	Rent
Secondary school of general education MAOU "SOSH №13 c UIOP" building 2	23, Tevosyana str., Electrostal	Rent

*UIOP (in-depth study of particular subjects)

*MOU (Moscow institution of general education)

*SOSH (Secondary school of general education)

*SDK(Rural house of culture)

*MURM (Municipal institution for youth work)

*MAOU (Municipal autonomous institution of general education)

*UIIYA (In-depth study of foreign languages)





Organisation's name	Location	Conditions for the provision of the production facilities:
MOU "Lyceum №14"	22, proyezd Chernyshevskogo, Electrostal	Rent
MOU "SOSH № 15 c UIOP" building 1	30, Pushkina str., Electrostal	Rent
MOU "SOSH №16 UIOP" building 1	18, Zagonova str., Electrostal	Rent
MOU "Gymnaseum № 17"building 1	20B, Mira str.,Electrostal	Rent
MOU "SOSH № 18"building 1	16, Pervomayskaya str., Electrostal	Rent
MOU "Gymnasium №21" building 1	house 12 building 3, Pobeda str., Electrostal	Rent
MOU "Gymnaseum №21"building. 2	7, Yuzhny prospekt, Electrostal	Rent
MOU "COШ №22 c UIOP" building 1	14, Yalagina str., Electrostal	Rent

Organisation's name	Location	Conditions for the provision of the production facilities:
MBOU "Vsevolodskaya SOSH №42" building 1	84, Vsevolodovo village, Electrostal	Rent
MOU DO CDOD "Rostok"	30, Krasnaya str., Electrostal	Rent
MOU DO "Stanciya yunyh tekhnkov" building 1	30, Krasnaya str., Electrostal	Rent

- *MOU (Moscow institution of general education)
- *SOSH (Secondary school of general education)
- *MBOU (Municipal budgetary institution of general education)
- *DO (additional education)
- *CDOD (Center of additional education for children)
- *UIOP (in-depth study of particular subjects)



Electronic services for business



Investment portal of the Moscow region: https://invest.mosreg.ru/

Moscow Regional Fund for the Development of Microfinance for SMEs: https://www.mofmicro.ru/

Moscow Region Industrial Development Fund: https://frpmo.ru/

Agency for Innovative Development: https://rusinnovations.com

Moscow Regional Guarantee Fund: https://www.mosreg-garant.ru/ru

Fund for Support of Foreign Economic Activity of the Moscow region: https://mb.mosreg.ru

Small Business of the Moscow region: https://mb.mosreg.ru/

Hotline for Entrepreneurs: 0150

Investment Profile of Urban Disrtrict Electrostal of the Moscow region: https://electrostal.ru/investitsii

«Work in Russia» Portal: https://trudvsem.ru/

Dobrodel-Business: https://dobrodel.mosreg.ru/

Governor's Mail: andreyvorobiev@mosreg.ru

«Gosuslugy» Portal: https://uslugi.mosreg.ru/

Federal Tax Service Website and Services: https://www.nalog.gov.ru/

For Investors



Investor Relations Contacts

Legal address of Urban District Electrostal Administration: 144003, Moscow Region, Elektrostal city, Mira Street, 5

Official website of Urban District Electrostal's Administration: www.electrostal.ru

The leader of Urban District Electrostal Inna Yurivna Volkova Public reception : Once a month(fourth Wednesday); Phone numbers:(496)576-44-50,(496)571-99



Contact Information of Elektrostal Urban District Administration Officials Responsible for Improving the Investment Climate, Developing Entrepreneurship, and Attracting Investment in the Economy.



Deputy Head of the Elektrostal Urban District: Roman Savelyevich Lavrov Phone: (496) 571-98-90



Director MKU (MKU-Municipal Public Institution) of the "Department of Industry Development, Investment Policy, and Advertising":

Irina Igorevna Epifanova Phone: (496) 574-33-15 Email: depinvestprom@mail.ru