**Technical description of the lot**

**Name:**Former Zaplazsky sugar factory,the following property complex is located on a land parcel of 300 hectares

**Location:** Odessa region, Lyubashiv district, town Zelenogirske, Heroes of Ukraine Square, 1. Distance to the seaport of Odessa is 160 km., to the Kyiv-Odessa highway — 20 km.

A railway branch with a length of 7243.6 m. is available. Technical passport for the branch and access roads is present. Distance to Zaplazy railway station is 5 km. One railway branch goes in the direction from Zaplaza to the port of Odessa, another — from Zaplazato Nikolaev. The total length of tracks on the territory of the complex is 3 km, which provides a possibility for simultaneous parking of 200 cars.

**Cadastral number of the land parcelon which the complex is located:**

5123355300: 04: 001: 0128

**Type of land ownership:** Communal property

**Purpose:** 11.04 For placement and operation of main and auxiliary facilities, as well as structures of technical infrastructure (for production and distribution of gas, steam and hot water supply, collection, purification and distribution of water)

**Size of a land parcel:** 22.3976 hectares

**Following buildings are included in the main complex:**

1. Warehouse for storage of finished goods, consisting of four sections with a total area of 5917 square meters;
2. Dry pulp storage - 2304 sq.m.
3. Dry goods storage - 864 sq.m.
4. An open railway overpass warehouse for train wagon distribution - 12294 sq.m.
5. An administrative building with a separate technical passport and address.
6. A hotel with a separate technical passport and address.
7. Light station - aland parcel, 13, 2731 ha (cadastral number 5123355300: 04: 001: 0127
8. Light station - aland parcel, 11.5117 ha (cadastral number 5123355300: 04: 001: 0126
9. An empty land parcel - 8.3564 ha (cadastral number 5123355300: 04: 001: 0125
10. A thermal station, a land parcel of 5.2233 ha (cadastral number 5123355300: 04: 001: 0124
11. A road transport shop (RTS),a land parcel of 3.9334 ha (cadastral number 5123355300: 04: 001: 0123
12. A workshop for the production of oil and oilseed residues, a land parcel of 0.7143 ha (cadastral number 5123355300: 04: 001: 0122

**Communications:**

Water is supplied from the industrial reservoir of the river Kodyma. A pond with a dam, a water-diverting structure and a pumping station are on lease. Water-diverting capacity is 10800 cubic meters per day. Private well bores are available. Fresh water is accessible.

Waste treatment plants are located at a distance of 2.5 km. from the main complex and occupy an area of 101.6 hectares.

Dual-beam power supply of 35 kW, a privatetransformer house with power output of 35/10 kW. Power increase is possible.

Utility debts are absent.

**Benefits:**

**Due to its own developed infrastructure, the property complex is an ideal solution for the organization of production, and can also be used as a warehouse or elevator.**

**The seller reimburses the winning bidder for the cost of participating in the auction.**

**For more information contact:**

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