

# Presentation of the plant "TOCHMASH" real estate property complex

Ukraine, Kiev region, Pereyaslav-Khmelnytskyi city, st. Petropavlovskaya, 34





# 1. General description of the complex

## 1.1. Basic characteristics



The plant "TOCHMASH" was designed and built as an enterprise of the Military industrial complex (MIC) in 80-90-ies.

### Land plot:

- ✓ Area **22.37 ha**
- ✓ Leased to **2033 year**
- ✓ Industrial land plot purpose
- ✓ Rectangular shape
- ✓ Remediated

### The complex:

- ✓ Total area of the complex – **49,391 sq m**  
( 18,750 sq m – *unfinished construction area*)

**All utilities are in place and provided to all buildings** (water supply, sewerage, including storm sewer, electric power supply).

On site:

- ✓ Sealed roads and grounds (parking).
- ✓ Gas distribution substation.
- ✓ Communication tunnel 3x3 m (length of about 1,200 m).
- ✓ 4 separate entrances.

### **Electric power supply:**

Current capacity – 3.6 mW, expandable to 11.0 mW.



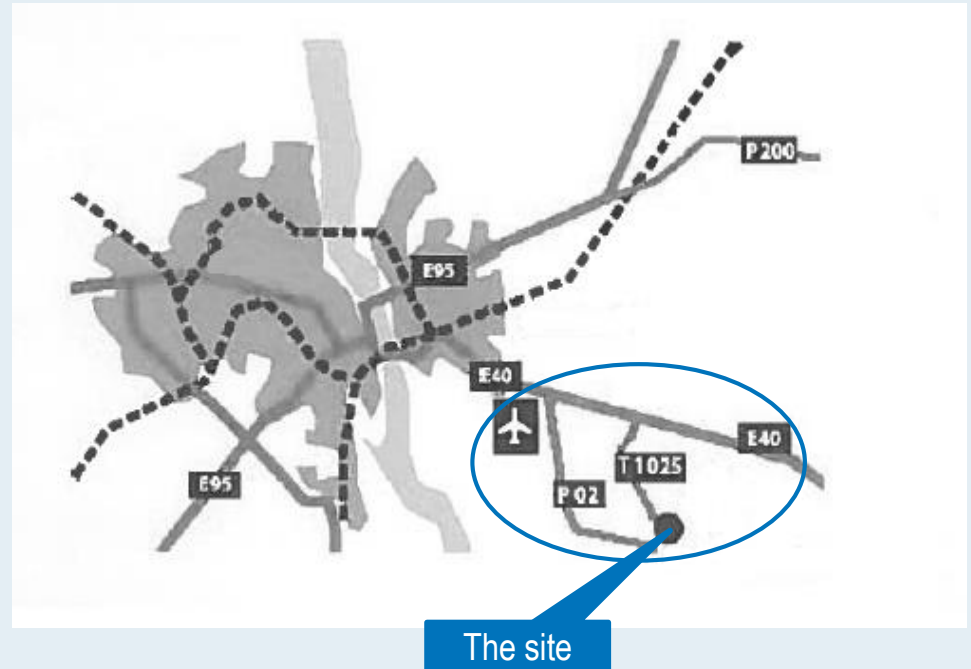
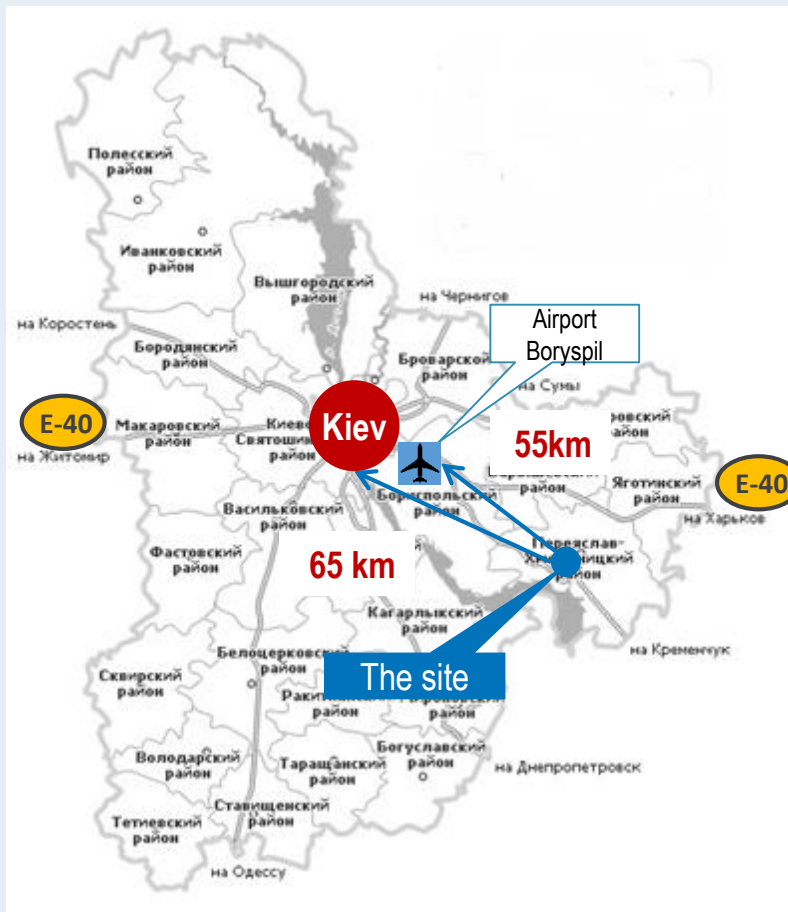


## 2. Complex location and its surroundings



### 2.1. Transport accessibility

The complex is located in a one hour drive distance from the International Borispol Airport and 1.5 hours drive from the Kiev city center. Access to international highway E-40 is available from the regional P-02 and territorial T-1025 roads.



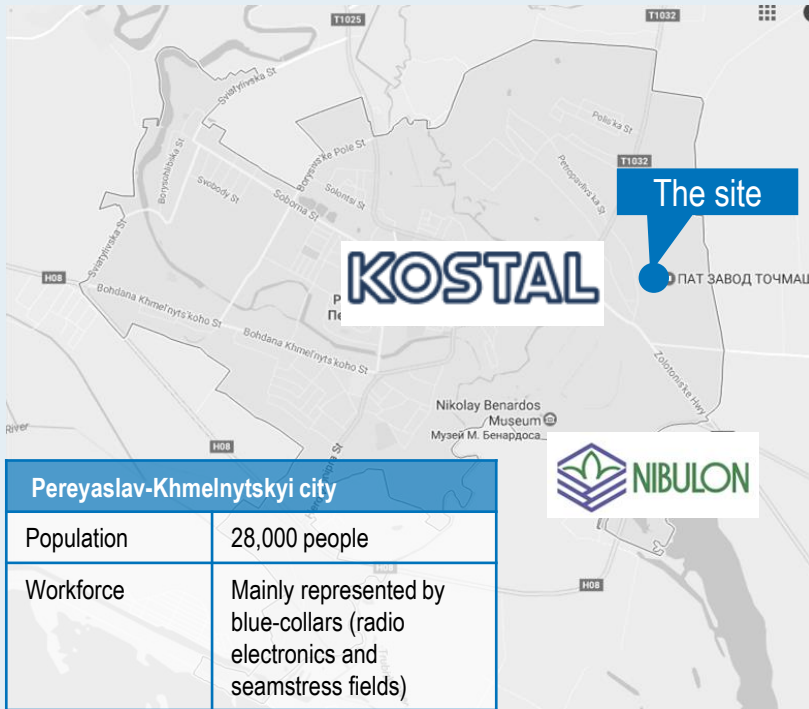


## 2. Complex location and its surroundings



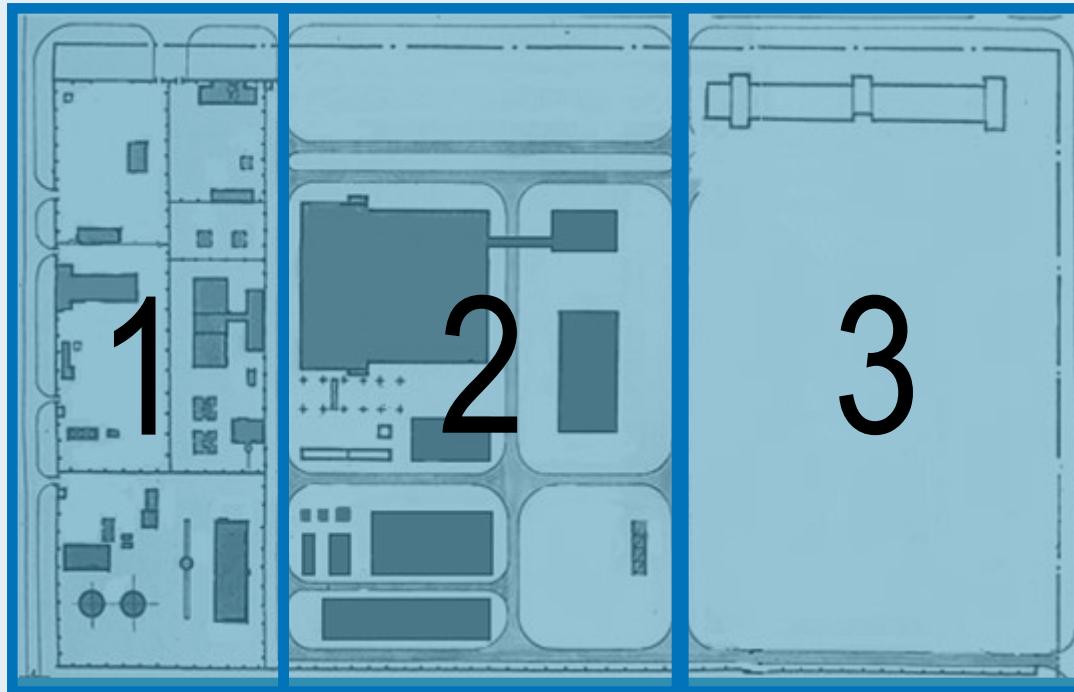
### 2.2. Location

The complex is located in the Kiev region, Pereyaslav-Khmelnytskyi city, in the immediate vicinity of the administrative city boundaries. In the city among big companies are represented: NIBULON, KOSTAL (foreign investment)



## 3.1. The complex and the possibility of different uses

The complex can be considered as a **single unit**, or can be divided into **three separate parts**.



Land plot: **5.63 ha**

Industrial space: **4,386 sq m**

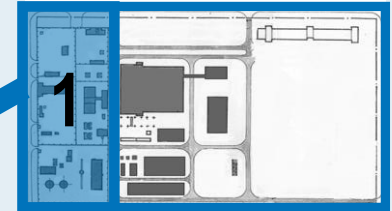
**Electrical substation  
«Kyivoblenergo»**



**Garage for 50 cars**



Area  
**1,345 sq m**



**Fire station (can be reconstructed to the hostel)**

Area –  
**1,279 sq m,**



**Tanks treatment facilities**

**Boiler facility (can be reconstructed to the thermal power plant (TPP))**

Area –  
**1,762 sq m,**  
Chimney height-  
**96 m**



Among the potential uses, this area can be considered as a complex under the alternative energy (biomass), helped by the presence of boiler facilities with a chimney, which can be reconstructed the the TPP, as well as due to the direct proximity to the electrical substation "Kyivoblenergo". Moreover, a significant number of agricultural enterprises and forestry in the close proximity to the area can serve as continuous source of raw materials.



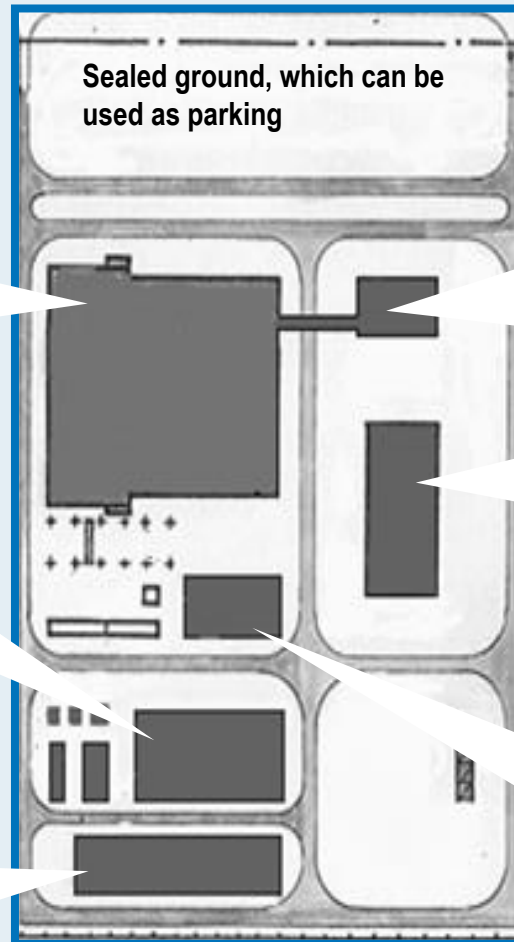
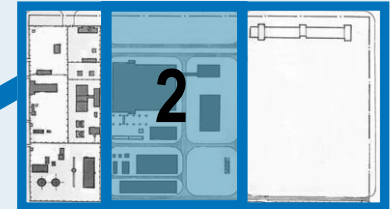
# 3. Complex characteristics

## 3.3. Part 2 – «Production»



Land plot: **8.74 ha**

Industrial space: **24,388 sq m**



### Procurement building



- Area – **11,782 sq m,**
- Floor height – **7.8 m and 12.7 m,**
- Step of colons – **18x6**

### Administrative building



- Area – **3,016 sq m,**
- Floor height – **3.3 m**

### NDP module



- Area – **3,059 sq m,**
- Floor height – **7.2 m**

### Power block



- Area – **2,760 sq m**

### DDR module



- Area – **2,520 sq m,**
- Floor height – **8.4 M**

### General warehouse

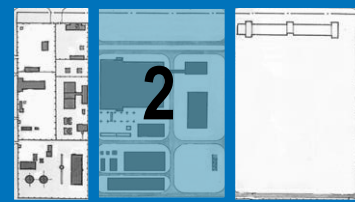


- Area – **1,251 sq m**



# 3. Complex characteristics

## 3.3. Part 2 – «Production»



### The basic characteristics of the main production buildings

No	Name	Area, sq.m	Characteristics
1	<b>Procurement building</b>	<b>11,782</b>	<ul style="list-style-type: none"> <li>- In axes 1-13 building is equipped with beam cranes with lifting capacity up to 5 tons</li> <li>- Equipped with a bridge crane with lifting capacity of 20 tons,</li> <li>- The building is divided into 5 equal bays 18x72.</li> </ul> <p><u>Foundation</u> – monolithic reinforced-concrete on grillage pile base,  <u>Columns</u> – steel reinforced-concrete,  <u>Covering</u> – steel reinforced-concrete,  <u>Walls</u> – panel reinforced-concrete,  <u>Roofing</u> – roll.</p>
2	<b>NDP module</b>	<b>3,059</b>	<p>Single-floor industrial building, made of metal constructions.</p> <ul style="list-style-type: none"> <li>- Equipped with beam cranes with lifting capacity 2-5 tons.</li> </ul> <p><u>Foundation</u> – pile,  <u>Columns, covering</u> – the NDP module production,  <u>Walls</u> – panel «sandwich» and reinforced-concrete,  <u>Roofing</u> – roll.</p>
3	<b>DDR module</b>	<b>2,520</b>	<p>Single-floor industrial building, is made of metal constructions (module DDR)</p> <ul style="list-style-type: none"> <li>- Equipped with beam cranes with lifting capacity up to 5 tons.</li> </ul> <p><u>Foundation</u> – pile,  <u>Coatings</u> – the NDP module production,  <u>Walls</u> – panel «Sandwich»,  <u>Roofing</u> – roll.</p>
4	<b>Administrative building</b>	<b>3,016</b>	<p>The three-floor building, is connected to the Procurement building through transition gallery.</p> <p>Premises are constructed according to the series II-04 with mounted diaphragm for providing sustainability.</p> <p><u>Foundation</u> – solid-cast reinforced-concrete on grillage pile foundation,  <u>Columns</u> – steel reinforced-concrete,  <u>Covering</u> – steel reinforced-concrete,  <u>Walls</u> – reinforced-concrete panels,  <u>Roofing</u> – roll.</p>

A strong industrial base of the Complex Part-2 “Production” cite facilities long with an availability in a city of the working force, represented by blue-collars (radio electronics and seamstress fields), create favorable conditions for accommodation on the basis of a given territory an industrial enterprises.

An additional advantage for this cite is possibility of using building’s roofs for placing solar panels, which also enhanced with the status of the city Pereyaslav-Khmelniyskiy, as one of the least polluted cities in Ukraine with industrial emissions in atmosphere.



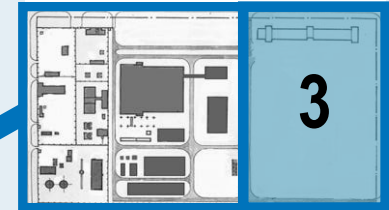
# 3. Complex characteristics

## 3.4. part 3 – «Development area»



Land plot: **8.00 ha**

Area (unfinished building): **18,750 sq m**



No	Name	Characteristics
1	<b>Unfinished building</b> (assembling building)	<p><b>1. Production unit:</b> The three-floor building with technical floors. <u>Foundation</u> – solid-cast reinforced-concrete on grillage pile foundation. <u>Columns</u> – steel reinforced-concrete, <u>Flooring</u> – framed trusses, precast reinforced-concrete, <u>Roofing</u> – roll.</p> <p><b>2. Block with engineering and technical and energy facilities</b> Floor height – 3.6 and 7.2 m, The blocks are separated by expansion joints.</p>



Visualization



### Unfinished building (assembling building)



- Area – **18,750 sq m**,
- Floor height – **4.8-7.2 m** (including technical floors),
- Step of colons – **6x6**

### Land plot



Area – **8 ha**

The unfinished building has been made on the military industrial complex requirements and is in good condition.

## Location

- 1 hour drive accessibility to the Boryspil international airport.
- 1,5 hour drive accessibility to the Kiev.
- Car accessibility by two roads R-02 (regional) and T-1025 (territorial) to the E-40 international highway.
- Proximity to the Dnipro river (about 10 min drive by car).
- Located in one of the most environmentally friendly cities in Ukraine.
- Industrial facilities of the international (KOSTAL) and national (NIBULON) companies are represented in the city.
- Located on the highest point of the city, which minimize the risk of flooding.
- Availability of workforce, which is mainly represented by blue-collars (radio electronics and seamstress fields).

## Complex characteristics

- Land plot under the complex also includes roads.
- Compact zoning and planning area under production facilities.
- The complex was planed and built under requirements of the military industrial complex.
- All necessary utilities are in place and provided to each facility.
- The communication tunnel 3x3 is presented in the cite. The tunnel is 1,200 m long and pass on through the complex with 3 entrance/exit.
- Each industrial facility is equipped with an industrial beam cranes for 2-5 tons, also available bridge crane of 20 tons.
- High design load on the floor including the administrative complex.
- Open-space planning, high ceilings, natural lighting and ventilation.
- Area and the type of roll roofing allows to exploit them under the sun energy.

## Additional advantages

- Electric power supply: 2 entries («Kyivoblenergo»), Current capacity – 3.6 mW, expandable to 11.0 mW.
- The equipment: machines (of 1985-1990 years).
- All investments in complex can be insured by Willis Group.



- We are working with JLL



## 200 USD per sq m

### — New Building

- ✓ construction costs of the cheapest industrial production facility (*metal 0.5 mm*).



### + Complex advantages

- ✓ Integral property Complex.
- ✓ Possibilities for further development; different usage potential.
- ✓ All necessary utilities are in place.
- ✓ Additional advantages (communication tunnel equipment crane and others).

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