

## INTRODUCTION TO BOTOSANI INDUSTRIAL PARK

**Name :** BOTOSANI INDUSTRIAL PARK was established based on the Development and Prognosis Ministry Order no. 170/02.06.2003 in Botosani county, in the North industrial area of Botosani.

**Contact location:** Calea Națională nr.6 bis Botoșani 710010  
Ph. + 40231515267; + 40231515444; + 40231517172  
Fax. + 40231513710.

**Contact Person:** Mrs. Denisa Mihai, e-mail: denisa.mihai@electrocontact.ro.

**Initiator:** Shared Association formed from: SC ELECTROMINING SA, SC ELECTROCONTACT SA, SC MECANICA SA, LOCAL BOTOSANI COUNTY COUNCIL. The Administrator company is SC ELECTROMINING SA.

The domain of the Botosani Industrial Park will be processing industry.

Beside the main field of activity, in Botosani Industrial Park will coexist other domains as following: business, distribution and services.

**Location:** Distances to nearest access ways are:

**Airports :** Iasi – 127 km ; Suceava – 30 km ;

**Railways station :** Botosani – 1 km;

**Roads:** National Road DN 29 B (Dorohoi ) – 0 km; National Road DN 29 (Suceava ) – 2 km; National Road DN 29 D (Stanca –Vama ) – 70 km ; European road E 58 - 7 km; European road E 85 - 90 km;

**Area :** **Total (gross) area (in hectares)- existing - 12,95 ha**



**Perfected area** (opened area) – 10,8 ha

**Free area** - 2,1 ha

**Build area** is of 84.265 sqm, from which area already occupied by SC Electrocontact SA and SC Mecanica SA: 36.550 sqm;

Area of 31.683 sqm represents unoccupied area for the moment, with industrial purpose;

Area of 16.032 sqm represents area for common use and utilities (thermal central, compressing station a.o.) and warehouse area;

In the neighbourhood of the buildings that contains unused spaces there is a compact space of almost 20.000 sqm those history is:

- on 16.559 sqm was situated an unfinished investment formed by concrete platform, roads and halls foundations. At one of this halls infrastructure and over-structure are executed in proportion of 75%, and in what is concerned the hall that is formed from two bodies (a body at ground floor and another P+3) infrastructure and over-structure are executed in proportion of almost 15%. There are no elements of architecture or similar installations. Based on the technical expertise results, the buildings could be carried on or demolished;
- 3329 sqm are free (with no constructions);

### The actual status of location

The terrain of almost 20.000 sqm needs fitting out expenses.

The existent buildings need hygiene works, renovation of the front side and remake of hydro-isolations, and also partition works based on requirements.

In what's concerning the buildings, there are halls with the following characteristics:

**A.-** There is a building with ground floor and four levels;

- spread surface – **5.380 sqm**;

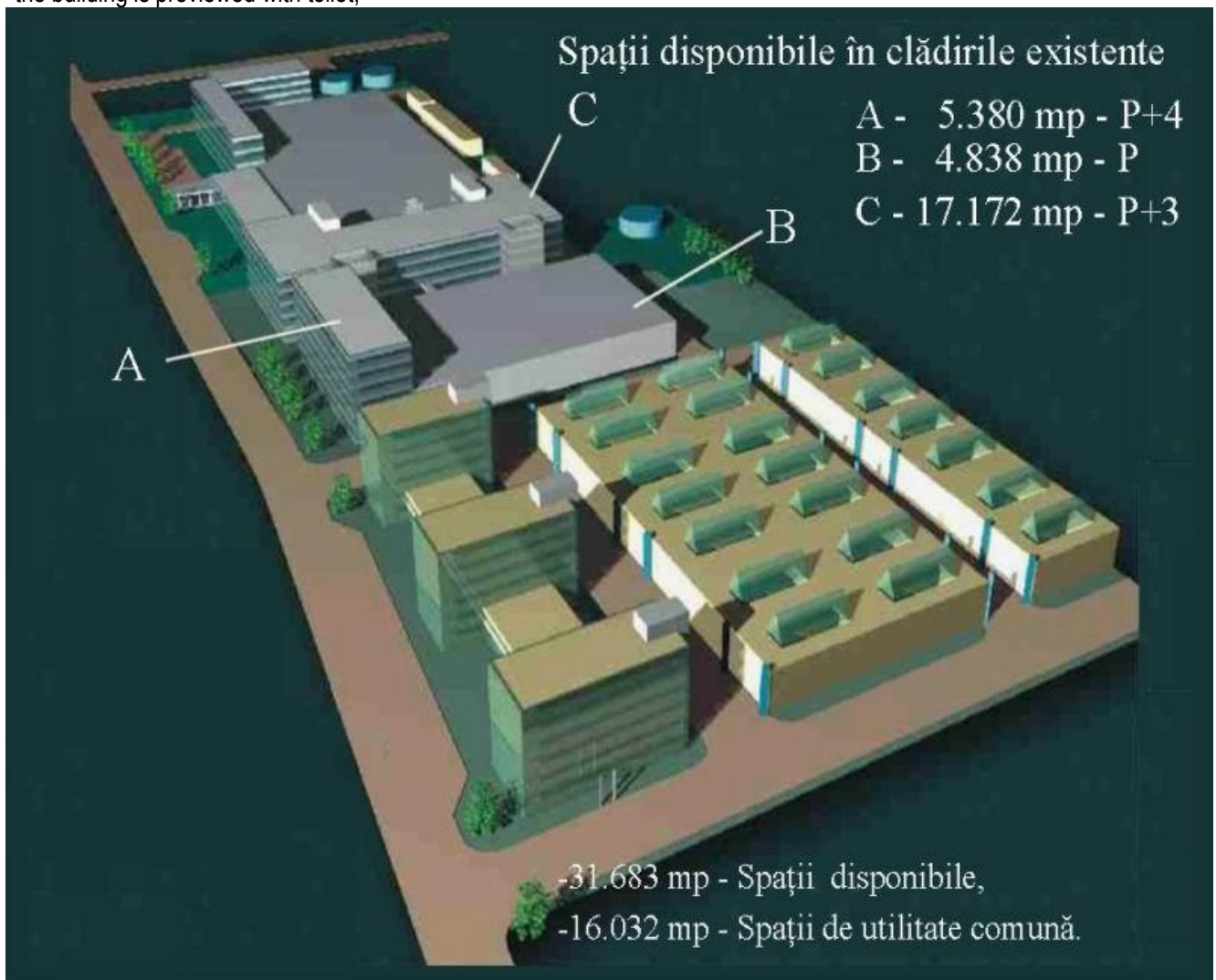
- level high: ground level = 4,80 m; the other levels = 3,30m;
- the partition of each level will be realised by an access way formed by BCA works;
- non-structural closing – bending metal sheet joinery;
- the building is endowed with a persons-goods elevator and two access stairs;
- the building is previewed with a toilet on each level;
- exterior joinery is made from bending metal profile;

The building is connected to the following utilities:

- electrical connection level II: pipes Al 3x240mmp + 120mmp P =240 KW; on the other levels lighting and sockets;
- installation interior fire ring (apparent) with diameter d=100mm, two hydrants d=50mm on each level, pressure = 4,5atm;
- toilets previewed with water installation (hot and cold) and sewerage ;
- the supply with menagerie water will be done through apparent pipes with d = 1 inch, pressure = 2,5 atm;
- the supply with drinking water will be done through apparent pipes with d = 2 inch, pressure = 2,5 atm;
- heating will be made through register type radiator;

#### B.

- is a building that will be erect on the ground floor level, with 5 entries from interior yard;
- build area **4.838mp**;
- ground floor level high 4,20m;
- the partition is from BCA works;
- non-structural closing – bending metal sheet joinery;
- sustained load is of 20 MJ/sqm and 127 MJ/sqm;
- the building is previewed with toilet;



The building is connected to the following utilities:

- mains and lighting circuits electrical distribution panel 1000A P = 500 KW;
- the supply with drinking and menagerie water will be done through apparent pipes with d =2 inch, pressure = 2,5atm;
- heating will be made through register type radiator and through central heating fan station with battery with d = 60mm;
- installation compressed air, d = 2 inch, pressure = 6atm;
- fire ring d=100mm with hydrants of d = 2 inch, pressure = 4,5 atm;
- evacuation of menagerie water will be done through a conduit with d = 50 mm;

- evacuation of rain water will be done in raining sewerage through apparent pipe with  $d = 100\text{mm}$ ;

### C.

- is a building with basement, ground floor and 3 levels, with 4 entries from the company's yard;
- building area at ground of  $3882\text{ sqm}$ ;
- spread area of  **$17.172\text{ sqm}$ ; (ground floor  $3.882\text{mp}$ , levels  $3.322\text{ mp}$ )**
- level high: basement and ground floor =  $4,80\text{m}$ ; levels =  $4,20\text{m}$ ;
- the partition is from BCA works;
- non-structural closing – bending metal sheet joinery;
- sustained load is of levels 2 and 3 is of  $500\text{kg/sqm}$ , and level 1 is of  $1000\text{kg/sqm}$ ;
- the building is previewed with 4 goods elevator (7 tones each), located at building terminals;
- each level is stipulated with 2 toilets;
- exterior joinery is made from metal profile;

The building is connected to the following utilities:

- 3 mains and lighting circuits electrical distribution panel  $1000\text{A P} = 1500\text{KW}$ ;
- installation compressed air,  $d = 2\text{ inch}$ , pressure =  $6\text{ atm.}$ ;
- heating will be made through register type radiator and through central heating fan station with battery with  $Dn=65\text{mm}$ ;
- the supply with drinking and menagerie water will be done through apparent pipes with  $d=2\text{ inch}$ , pressure =  $2,5\text{ atm}$ ;
- evacuation of used and rain water will be done in basement sewerage through pipe with  $d=100\text{mm}$  for menagerie water and  $d=150\text{mm}$  for rain water;
- interior fire ring network,  $d=125\text{mm}$ , with hydrants of  $2\text{ inch}$ , pressure =  $4,5\text{ atm}$

The actual partition offers spaces as showed in the table bellow:

Area (sqm)	30	60	100	150	200	250	300	350	400	450	500	550	600
Distance between pillars (m)	6	6	6	6	6; 9;	6; 9;	6; 9;	6; 9;	6; 9;	6	6	6	6; 9;
High (m)	3,30	3,30	3,30	3,30	3,30	3,30; 4,20	4,20; 4,80	4,80; 4,20	4,20	4,20	4,20	4,20	4,20; 4,80
Load on floor (kg/sqm)	500	500	500	500	1000	1000	2000	1000	2000	2000	2000	2000	2000

#### Existing utilities

- All buildings are connected to electrical energy, thermal and water supply;
  - The methane gas network is at a distance of almost  $10\text{m}$  from these buildings;
- Inside the yard of the park there are alleys for walking and motor traffic.

#### Buying/renting conditions

The areas are offered for renting.

Based on the investment importance and on the employees number that will be full-time hired, The Surveillance Committee of the Industrial Park could establish symbolical rents.

Some facilities will also be granted as services as follows:

- assistance in recruiting the employees and the executive management;
- finance and accounting services as also audit;
- IT services;
- law assistance services;
- medical care services;
- catering and cleaning services;
- transport for personnel and goods;
- diverse materials warehouse;
- advising services for financing projects;
- assistance services in relations with employees and Unions.