

# FREE ECONOMIC ZONE IN THE CITY OF STRĂȘENI

15 hectares - free buildable area



## STRĂȘENI MUNICIPALITY

Straseni Municipality is the administrative center of Straseni District situated in the central region of the Republic of Moldova at 28 km proximity to capital city Chisinau. Straseni municipality has a population of 20.8 thousand inhabitants. Straseni District consists of 39 localities, including 2 cities, with the total population of 92.4 thousand inhabitants. Main branches of the district's economy are agriculture and manufacturing. The agro-industrial sector is represented by areas such as wine-making, poultry and fish farming, fruit and vegetables growing, etc. The different types of manufacturing that predominate are: furniture and apparel production, industrial refrigerators and electrical cables production.

### EDUCATION

- College of Engineering

### LANGUAGES

widely spoken and understood



Romanian



Russian



Ukrainian



English

## FREE ECONOMIC ZONE "BĂLȚI" – SUBZONE STRĂȘENI

The Free Economic Zone (FEZ) represents excellent platform for export-oriented manufacturing companies, which benefit of preferential customs and tax regime. FEZ "Bălți" was established in 2010 for a period of 25 years. It administrates 17 subzones with a total area of circa 245 hectares in all 3 Development Regions of the Republic of Moldova, namely in Bălți Municipality (3 subzones – 148.4 ha); Căușeni City (8.5 ha); Cahul Municipality (2 subzones – 40.0 ha); Strășeni Municipality (4 subzones – 40.2 ha); Orhei Municipality (8.0 ha).

## BROWNFIELD & GREENFIELD, SUBZONE STRĂȘENI

Subzone Straseni comprises four delimited areas of three brownfield and a greenfield located in the industrial zone of Straseni Municipality. The Brownfields represent production and administrative buildings of the former plants. The total available area of the production premises within subzones is 55,000 sqm. The Brownfields are connected to utilities such as natural gas and electricity, having water and sewerage connection points in close proximity.



## GENERAL INFORMATION

Location	Strășeni
Overall Population of the District	92,400 inhabitants
Total Area of the City	15 km <sup>2</sup>
Organizational Form	FEZ administration
Land Ownership	Private
Total Free Production Premises	55,000 m <sup>2</sup>
Free Buildable Area	15 hectares



## INFRASTRUCTURE TRANSPORT



- Proximity to the European route E58 – International E-road connecting the cities of Vienna (AUT) and Rostov-on-Don (RUS) which is also National road R1 (Chisinau – Ungheni – Sculeni – border checkpoint with Romania); 5 km to National magistral road M14 connecting the cities of Brest – Chisinau (MDA) Odessa (UKR)

### Distances:

- 28 km to Chișinău;
- 80 km to the nearest border checkpoint with Romania;
- 190 km to the nearest border checkpoint with Ukraine.



- Immediate connections to railway routes: Ungheni – Chisinau, Ungheni – Balti; Ungheni – Iasi (ROU).



- Chișinău International Airport – 40km.



- Giurgiuilești International Free Port is located at cca 240 km distance from Strășeni. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

# BROWNFIELD LEASE "MARSRUT" SA

Subzone Straseni is based on a former transport service company Marsrut SA, with a territory about 2.8 ha. It offers in lease an administrative building in 4 levels (about 2100 sqm) and an industrial cite of about 10000 sqm. It's important that the territory is connected to all important utilities as gas and electricity. Connection point for water is at a distance of 0.5 km. for sewerage shall be identified a proper independent solution for the subzone needs, as its own wastewater pit for the time when the problem of all city will be solved with the construction of a wastewater treatment plant, project in progress from 2016.



The Production space – 11000 m2 (outdoor view)



The Production space – 11000 m2 (inside view)



Bridge cranes of 10t capacity



The administrative area – 2000 m2

## UTILITIES



**Water supply:**  
Ø 160 mm



**Electric power:**  
substation – 10 MW



**Natural gas:** pipeline –  
0.125 – 0.25 MPa  
(Ø 426 mm)

## UTILITY COSTS

Water	1.41 EUR/m <sup>3</sup>
Electric power	0.06 EUR/kWh
Natural gas	0.29 EUR/m <sup>3</sup>
Sewerage	1.08 EUR/m <sup>3</sup>

## LEASE PROPOSAL

FEZ building	2 EUR/m <sup>2</sup>
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**Free  
Economic  
Zone**

### FREE ECONOMIC ZONE "BĂLȚI"

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