



NATIONAL COMPANY INDUSTRIAL ZONES

Bulgaria

Strategic Partner for Investors in Bulgaria

Overview



NATIONAL COMPANY INDUSTRIAL ZONES (NCIZ)

A company with a sole shareholder the Ministry of Economy and Industry of Bulgaria

Specialized in

- Design and development of industrial parks
- Management of industrial parks and technological centres
- Offering plots and warehouses for sale or rent
- Providing complex services for investors
- Promoting investments in sectors with high added value
- Creating favourable investment conditions



13 projects

Over 11 000 000 m² total area

Eight operating industrial parks

- Industrial Park **Sofia-Bozhurishte**
- Industrial Park **Vidin**
- Industrial & Logistic Park – **Burgas**
- Free Zone **Ruse**
- Industrial Zone **Svilengrad**
- Transit Trade Zone– **Varna**
- Industrial Zone **Zagore – Stara Zagora**
- Industrial Park Pleven - **Telish**

Five parks under development

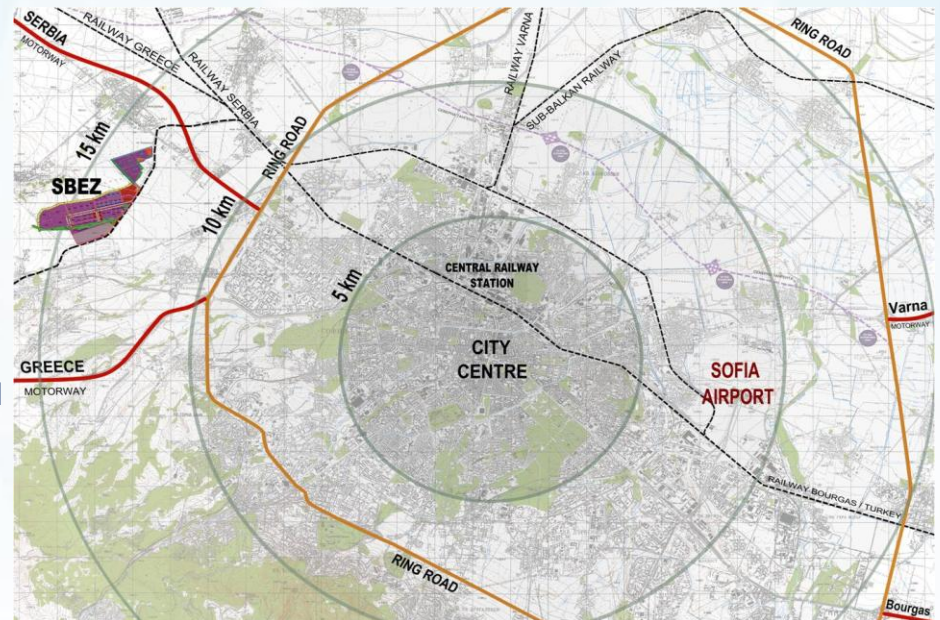
- Industrial Park **Karlovo**
- Industrial Park **Suvorovo – Varna West**
- Industrial Zone **Kardzhali**
- Industrial Park **Sofia – West**
- **New Project: ECONOMIC ZONE DOBROSLAVTSI (near Sofia)**



Total area: 2 983 692 m²

Location

- Sofia City Center 15 km away
- Sofia Airport 23 km away
- 5 km from a highway to Greece
- 2 km from a highway to Serbia
- 30 km from a highway to the Black Sea
- Next to the international road connecting Europe with Turkiye and Asia
- Direct connection to the railway network

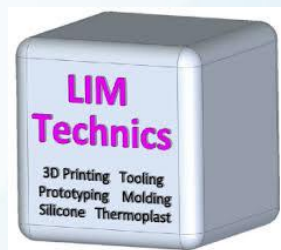


INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTA

45 investment projects has been developing in Industrial Park Sofia-Bozhurishte, which are in the sectors of Automotive Industry, High Tech, Warehousing & Logistics, biotechnology. The companies are European so far - Bulgarian, German, Danish, Greek, Swiss.

Investments in the park: over **330 mln EUR**

Job Openings: over **2100**



INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTA

JYSK Distribution Center Bozhurishte



Two projects – total area **300 000 m²**

1st project - amount of the investment: **100 million EUR**,
approx. **200 new jobs** (finished 2019)

2nd project- amount of the investment: **12 million EUR**,
(finished in November 2023)

The Danish furniture and interiors company JYSK Nordic has implemented a **large-scale investment project** in Industrial Park Sofia – Bozhurishte by constructing the largest distribution center in South East Europe.

Bulgaria & Industrial Park Sofia - Bozhurishte have been selected as the **best business environment & the best location** for production & distribution in SE Europe.



INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTA



Behr-Hella Thermocontrol GmbH

Two projects – plot area 70 000 m²

1st project - amount of the investment: **21,3 million EUR**, approx. **350 new jobs (finished 2015)**

2nd project- amount of the investment: **16 million EUR**, approx. **250 new jobs (finished 2019)**

A **German investor from the automotive industry**. The company constructed a **production facility and a R&D center** for engineering and manufacture of control units for automotive air-conditioning systems.

Their main customers include **leading producers** such as **Audi, Bentley, BMW, Bugatti, Chrysler, Daimler**, Ford, GM, Lamborghini, Renault, MAN, Nissan, Porsche, Renault, Seat, Skoda, Volkswagen, Volvo.

Industrial and Logistic Park - Burgas

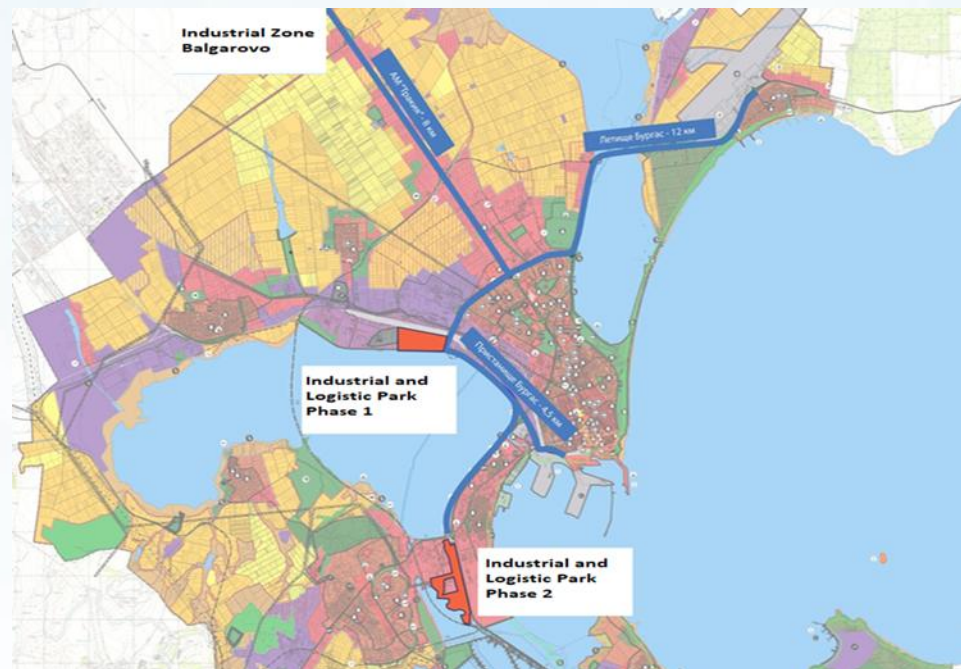
Investors

- **36 contracts** have been signed with companies from the light industry and construction sectors for the establishing of production and warehousing facilities.
- Total amount of the investment – **approx. 50 million EUR**
- Approx. **800 new jobs**

Phase 1 of the zone: 238 240 m²

Location:

- In the second biggest Black Sea city in Bulgaria
- Port Burgas – 4 km
- Burgas airport - 10 km
- Trakia highway - 2 km



Phase 2 of the zone: 600 000 m²

Location:

- Port of Burgas– 4,5 км;
- Trakia Highway– 8 км;
- Burgas Airport– 12 км;
- Cargo station– 6 км;
- FREE duty zone – 5 км.



Available plots:

11706 m²

11316 m2

10699 m2

11262 m2

24035 m²

75000 m2

54305 m2

46254 m2

40627 m2



INDUSTRIAL PARK VIDIN

Total area: 308 627 м²

- Greenfield site: 202 000 м²
- Administrative building: 450 м²
- Opportunity for extension of the office area and construction of additional premises
- Available built-up area (indoor warehouses): approx. 5 053 м²
- Open areas for storage, maintenance and cleaning of containers and other transport units

Location:

- **On the bank of the Danube river** next to Danube Bridge - 2, a freight port, and a ship terminal
- Located **on two borders** – land with Serbia and river with Romania
- Junction of Pan-European **Transport Corridors № IV and № VII**



Infrastructure:

- Open-air and covered warehouse space for rent
- Well-developed road network
- Electricity, Water and sewerage
- Filling station and fuel storage facilities
- Automobile scales with axis weighing
- Freight port

FREE ZONE RUSE

Total area: 370 235 m²

- Built-up area: 30 000 m², 29 warehouses
- Open-air warehouses: 20 000 m²

Location:

- **800 m** to the East of **Danube Bridge** connecting Bulgaria and Romania
- Right next to the **port of Ruse** – the biggest river port in Bulgaria
- Junction of Pan-European Transport Corridors **NºVII** and **NºIX**



INDUSTRIAL ZONE SVILENGRAD

Total area: 70 000 m²

- Warehouses for rent: 4200 m² - the size of the storage and production halls varies between 432 m² and over 800 m²
- Greenfield area – plots for sale or rent: 45 000 m²

Location:

- 2 km to the **border with Greece**
- 50 m to **railway connections with Turkiye and Greece**
- Access to **transport corridor NºIV**, connecting Europe with Turkiye



Infrastructure:

- Well-developed road network
- Electricity
- Water and sewerage
- Gasification (only in Ruse)



Transit Trade Zone - Varna



Total area: 104 000 m²

of industrial urban area with **fully developed infrastructure**

- Warehouses: 5 x 500 m²

Location

- 1.5 km away from Varna city center, located on the island part in the Southern Industrial Zone
- Only **500 m from the main entrance out of Port Varna.**

Industrial Park Suvorovo – Varna West

Total Area: 391 048 m²

Infrastructure

- In proximity: gas, electricity, water and sewage supply, telecommunication networks, national road and railway network



Location

- Near the largest Black Sea city in Bulgaria
- 35 km to Varna
- 28 km to Varna airport
- 18 km to Varna – West port
- 11 km to highway to Sofia



Industrial Park Plevan - Telish

Total area for sale: 2 036 638 m²

Built-up area: 32 329 m²

Location:

- In immediate proximity to the main railway road Sofia-Varna
- On the main road Sofia-Ruse

Infrastructure:

- Electricity supply
- Water supply and sewerage
- Telecommunication network



Industrial Zone Zagore (Stara Zagora)

Total area: 115 000 m²

Location:

- 10 km to Trakia highway
- On the road Stara Zagora – Burgas

Infrastructure:

- Electricity
- Gasification
- Water and sewerage
- 3 plots free for sale
- Development of an office building
- **New land of 442 000 m² is under development**

Industrial Zone Kardzhali

Total area for sale: 94 431 m²

Location:

- In proximity to railway network
- In immediate proximity to National Road I-5 (Ruse - Makaza)

Infrastructure:

- Electricity (in proximity)
- Gasification (in proximity)
- Water supply (in proximity)
- Telecommunication network



Industrial Park Karlovo

Total area for sale: 615 550 m²

Location:

- In the geographical center of Bulgaria
- 145 km to Sofia
- 56 km to Plovdiv

Possibility for:

- International road & Railway network
- Water supply and sewage
- Electricity supply
- Telecommunication networks – coverage by all wireless providers



HIGH-THECH PRODUCTION PARK SOFIA WEST

Total area: 226 165 m²

- 1 plot
- Buildings for rent from 400 m² to 2200 m²

Infrastructure:

- Water supply and sewage
- Electricity supply
- Gas supply
- Telecommunication networks

Location:

- In Sofia city, Krasna polyana district
- 20 km to Sofia Airport
- 8 km to city center
- Near International Road & Railway network
- 2,5 km to the highway to Greece
- 5.5 km to the highway to Serbia



ECONOMIC ZONE DOBROSLAVTSI



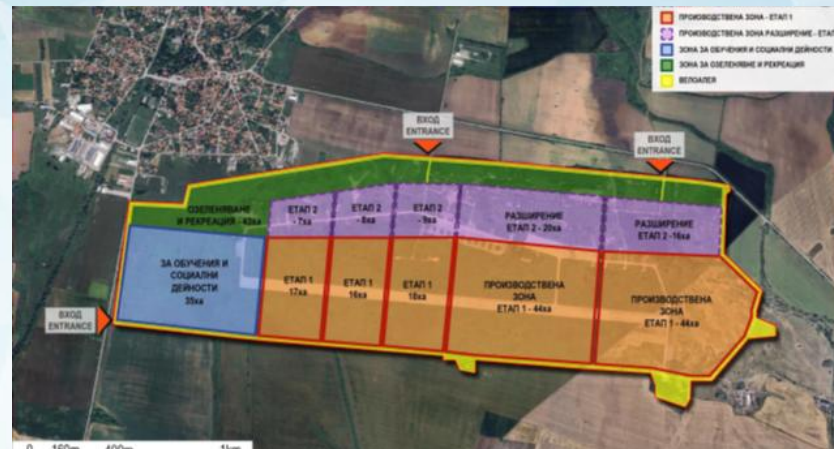
First Specialized Zone in the Automotive Industry

Total area: 2 901 745 m²

Buildings area: 30 704 m²

Location:

- Close proximity to major international roads and EU transport corridors
- Sofia City Center – 17 km
- Sofia Airport – 30 km
- 17 km to a highway bound for Greece
- 15 km to a highway bound for Serbia

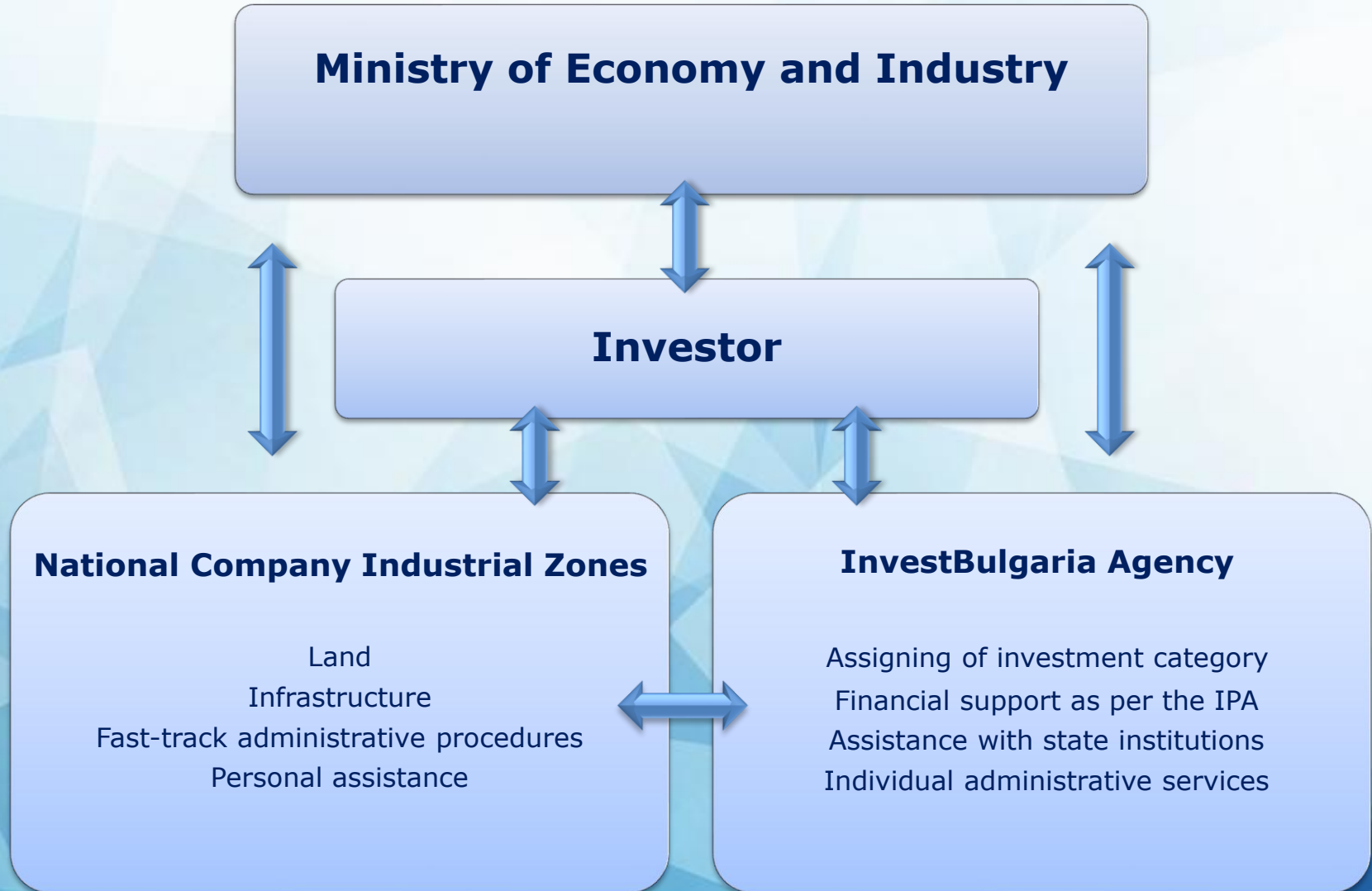


Infrastructure under development:

- Water supply and sewage
- Electricity supply
- Telecommunication networks



Fully integrated services



NCIZ offers its partners:

- **LOCATION** – industrial parks with prime location and excellent transport connectivity.
- **INFRASTRUCTURE** – industrial plots for sale or rent with all the necessary infrastructure (road network, electricity, water and sewerage, gasification, telecommunications).
- **PREDICTABILITY** – as witnessed by our successful experience with numerous previous investors.
- **COMPETITIVE CONDITIONS** for investors certified under the **Investment Promotion Act** – the opportunity to be granted special incentives by the InvestBulgaria Agency facilitating the investment project.
- **PERSONAL ASSISTANCE AND PARTNERSHIP** during the whole investment process – support and consultations for all administrative procedures in order to facilitate the investors' projects as much as possible.

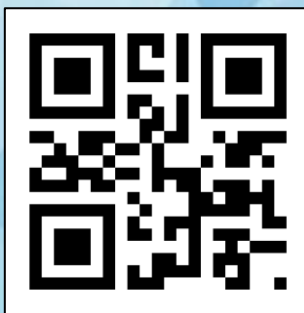




NATIONAL COMPANY INDUSTRIAL ZONES

CONTACT US AT:

1, Angel Kanchev str.
Sofia 1000, Bulgaria
Tel.: +359 2 890 29 02
Tel./Fax: +359 2 987 16 84
e-mail: office@nciz.bg
marketing@nciz.bg
www.industrialzones.bg



Your Strategic Partner for Investment in Bulgaria