



ECOBALTIC

BUSINESS PARK

**GDP**

Good  
Distribution  
Practice

Project  
presentation

# GDP WAREHOUSE

ECOBALTIC industrial business park  
Bagrationovsky city district  
Kaliningrad Region

2018



## INVESTMENT IDEA

Construction of the pharmaceutical GDP warehouse for pharmaceutical products.

The class A warehouse complex with high-altitude storage (7 levels) is designed for acceptance, storage and release of finished pharmaceutical and medical products. Storage conditions in the warehouse will fully meet the license requirements for the storage of the pharmaceutical products (temperature, humidity, access, zoning, personnel and document flow).



## IMPORTANCE

The project of construction of the pharmaceutical GDP warehouse is unique for the Kaliningrad Region and is expected to meet the demand of the entire region.



## OBJECTIVE

Ensuring the safe storage of pharmaceuticals in accordance with the international GDP standards, with the possibility of further access of pharmaceutical product manufacturers to the European market.



## GOALS

1. Creation of the proper storage conditions for pharmaceutical products on the territory of the Kaliningrad Region.
2. Achievement of a positive socio-economic effect by means of creation of new high-performance jobs in the region.
3. Increase in the amount of tax liabilities to the budgets of all levels.



## INITIATOR

Joint venture of Russian and foreign investors



## LOCATION

ECOBALTIC industrial business park, Bagrationovsky city district, Kaliningrad Region



## IMPLEMENTATION PERIOD

III quarter 2019



Amount of investment

approx. \$7,9M

Capacity

15 000 pallets  
(standard 1200x800 mm)

New jobs

60

Production area

15 000 m<sup>2</sup>

Target market

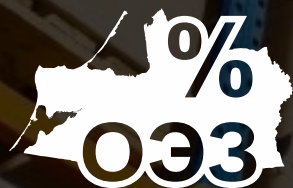
Russian and foreign  
manufacturers of pharmaceuticals

Storage altitude

12 m (metal racks - 7 levels)

Implementation period

III quarter 2019



# REGIME SEZ

in the Kaliningrad Region:

- Licensed warehouse
- Compliance with the international GDP quality standards
- Narrow-passage technology, which allows the efficient use of the warehouse space
- High turnover rates of the warehouse due to the use of the state-of-the-art warehouse Jungheinrich and Linde machinery, equipped with the navigation systems

## GDP

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*Linde*

 **JUNGHEINRICH**





# Class A warehouse

- Modern buildings of the lightweight metal structures and sandwich panels, which are built for the purpose of the future storage activities
- Column spacing: min. 9 m, distance between passages: min. 24 m
- High ceilings (min. 10 m), allowing the installation of the multi-level racking equipment
- Smooth concrete floor with the anti-dust coating, with the load of at least 5 tons/m<sup>2</sup>
- Adjustable temperature mode
- Ventilation system
- Seamless Wi-Fi technology throughout the warehouse
- Fire alarm and automatic fire extinguishing systems
- Security alarm and video surveillance systems
- Sufficient number of automatic dock shelters with dock levelers (at least 1 per 700 m<sup>2</sup>)
- Place for the heavy vehicles' layover and car parking
- Place for maneuvering of heavy vehicles
- Office premises at the warehouse
- Auxiliary premises in the warehouse (toilets, showers, utility rooms, changing rooms for staff)
- Fiber optic telecommunications
- Access control, the staff records system
- The territory is fenced and 24 hours guarded, illuminated and well-maintained
- Location near the main highways
- Autonomous power substation, heating unit





# GDP

## Good Distribution Practice

Quality standards for the storage and transportation of pharmaceutical products adopted in the European community and recommended by the World Health Organization (Decree of the Ministry of Health of the Russian Federation of August 31, 2016 No. 646N "On the approval of the rules for the good practice of storage and transportation of pharmaceuticals for medical use")

### KEY POINTS:

- Documentation and accounting for all processes performed by the distributor
- Qualification and validation of key equipment and processes both before operation and after any significant changes
- Clear zoning of pharmaceutical products (in particular, recalled, suspected of falsification and expired pharmaceutical products)
- Control zones for incoming and outgoing flows of pharmaceutical products
- Adequate separation of acceptance, shipping and storage areas
- System of continuous monitoring and control of temperature, illumination, humidity and cleanliness of premises
- Alarm system for prompt detection of deviations from the required storage conditions
- Work exclusively with the suppliers and customers that have a license
- FEFO (first expire first out): pharmaceutical products with a shorter shelf life are shipped first
- All employees are trained for GDP on a regular basis





1. Lease/sublease of the class A warehouse space.
2. Maintenance of medical equipment and pharmaceutical products in the licensed warehouse.
3. Support in obtaining permits (sanitary-epidemiological conclusion, license).
4. Possibility to organize the warehouse for servicing pharmaceutical and other medical products for veterinary use.
5. Responsible storage of related products (medical equipment, cosmetics, promotional products) that do not require a license.

The warehouse is licensed and equipped with the most up-to-date machinery, which enables provision of the whole spectrum storage of pharmaceutical products.







Location of the GDP warehouse  
in the ECOBALTIC business park



Federal motorway  
Kaliningrad-Bezledy  
along the borders of the park



ECOBALTIC  
BUSINESS PARK

Trigeneration

AB-Market

Filling  
workshop for  
Miramistin and  
Okomistin

Workshops for  
ointments and  
substances

BAGRATIONOVSK

Customs and logistics terminal  
SIRIUS



Dart Plus

Sprayer  
manufacturing

Catheter  
manufacturing

GDP  
warehouse



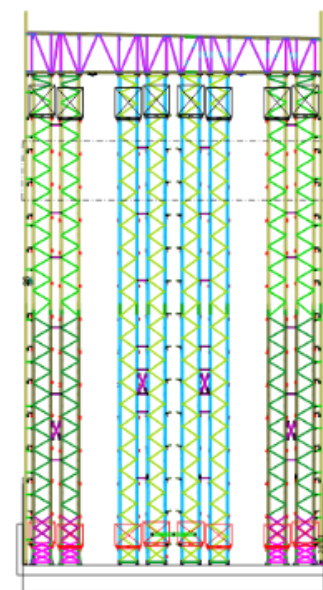
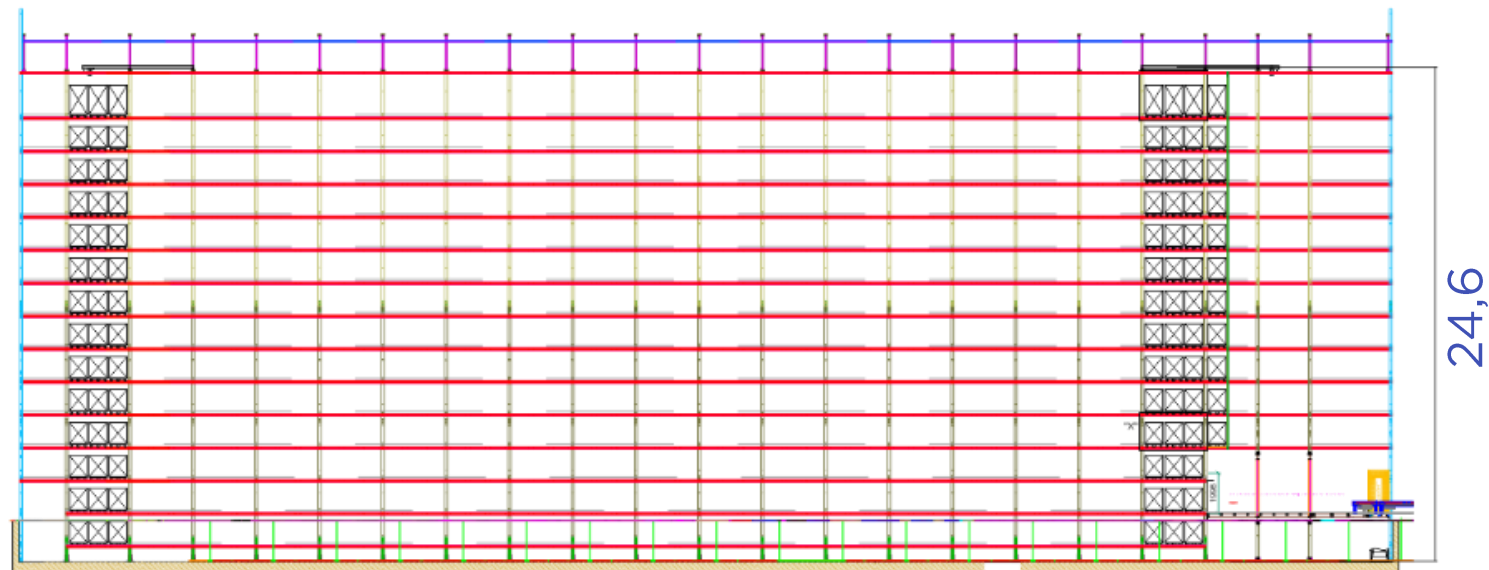
The Polish border  
(the international automobile border-crossing point  
"Bagrationovsk") is only few meters away

Production site requirements:  
Total area: 15 000 m<sup>2</sup>





## Draft outline of the GDP warehouse master plan



15,0

68,4



15,0



## ELECTRIC POWER

\$0,05/kWh

## WATER SUPPLY

\$0,27/m<sup>3</sup>

## WATER DISPOSAL

\$0,13/m<sup>3</sup>

## GAS SUPPLY

\$75/1000 m<sup>3</sup>

## LAND PLOT

\$60 000/ha



## OFFICE RENT

The price is negotiable

## AVERAGE SALARY

\$6 360 per year

## RENT OF PRODUCTION PREMISES

\$6/m<sup>2</sup>

The price for resources is calculated according to the state tariffs

The tariffs are changed 1-2 times a year

Calculation of variable expenses: monthly with metering devices

The prices do not include VAT



WE ARE READY TO SHARE  
WITH YOU MORE!



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