



Çerkezköy Special Industrial Zone Türkiye – Tekirdağ – Kapaklı District

2023

What Is Special Industrial Zone?

INDUSTRIAL ZONES

Industrial Zones are production zones to be established in order to make the national economy internationally competitive, to ensure technology transfer, to increase production and employment, to accelerate the inflow of foreign capital and to create industrial areas suitable for large-scale investments, especially in terms of production costs (Turkish Law No. 4737 Art. 1/A).

SPECIAL INDUSTRIAL ZONES

A Special Industrial Zone is an industrial zone that can be declared upon the application of real or legal persons who have ownership of at least 51% of the proposed area and/or easement rights or utilization permits, provided that they are limited in duration (Art. 4 of the EB Regulation).

What Is The Benefits Of Being Special Industrial Zone?

1. An investor-managed industrial zone
2. Wide range of movement and activity
3. Government incentives for construction, infrastructure, machinery/equipment, qualified human resources, etc
4. Benefiting from high exemptions related to expenses such as SSI, income tax, etc.
5. Benefit from new supports and incentives by Presidential decree
6. Precedent value of 1.5-1.95 (only 0.7 in Organized Industrial Zones)
7. Ease in all bureaucratic procedures such as fast and free permits, licenses and approvals.
8. Problem-free land and construction size
9. Easy expansion, expropriation and allocation opportunities
10. Extensive overseas investment, partnership, financing and marketing opportunities
11. Exemption from all kinds of fees for investments within the region
12. Granting of licenses and permits by the Special Industrial Zone and planning authority

Opportunities About Renewable Energy?

According to green deal, carbon footprint becomes very important for manufacturing companies.

Therefore, those companies should use green energy as much as possible.

1. Special Industrial Zones has right to generate energy two times more they need.
2. Special Industrial Zones can sale excess enegy they generate.
3. There ara many different insentives for renevable energy invetments.
4. Turnback period is about 3 years for solar investments.



Timeline For Çerkezköy Special Industrial Zone

1. Finalizing of the expropriation of the land: 01.08.2022
2. Announcement Date of Becoming Special Industrial Zone by Presidency of Türkiye (1.906.918 sqm) : 08.12.2022
3. Planned drawing of lots date for land allocation: 23.12.2023
4. Changing of board of directors: 02.05.2023
5. Estimated starting date for roads construction works: January-2024
6. Estimated finalizing date for road construction works : May 2024
7. Reserved area for Çerkezköy Special Industrial Zone : 1.828.913 sqm

Annoucement Document of Becoming Special Industrial Zone Zone

8 Aralık 2022 PERŞEMBE

Resmî Gazete

Sayı : 32037

CUMHURBAŞKANI KARARI



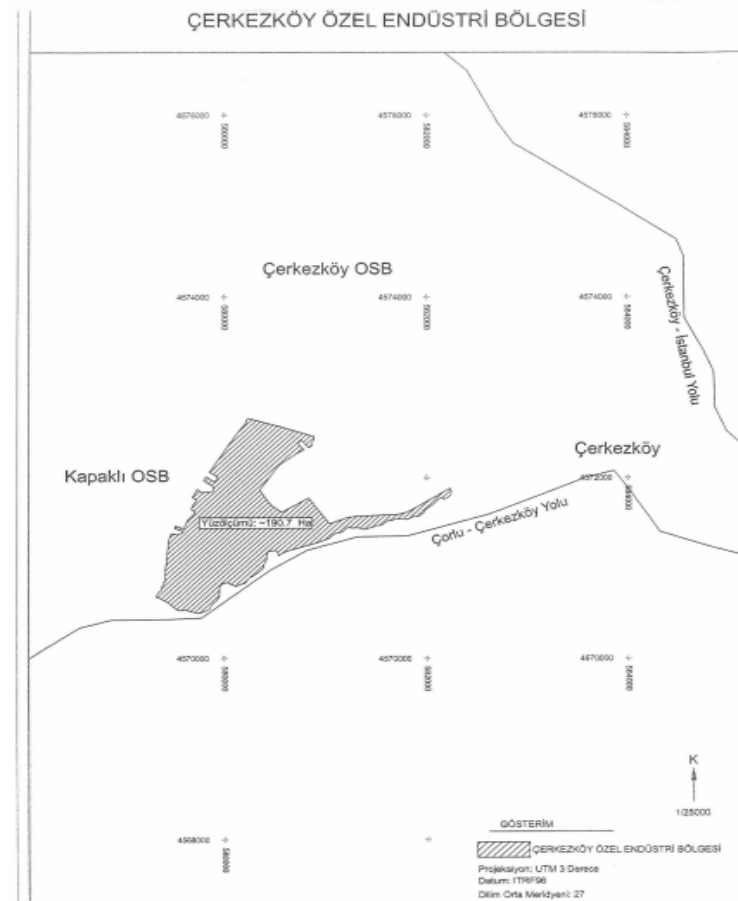
Karar Sayısı: 6450

Tekirdağ İli, Kapaklı ve Çerkezköy ilçelerinde bulunan ve ekli haritada sınırları gösterilen alanın Çerkezköy Özel Endüstri Bölgesi olarak ilan edilmesine, 4737 sayılı Endüstri Bölgeleri Kanununun 4/Ç maddesi gereğince karar verilmiştir.

7 Aralık 2022

Recep Tayyip ERDOĞAN
CUMHURBAŞKANI

7/12/2022 TARİHLİ VE 6450 SAYILI CUMHURBAŞKANI KARARININ EKİ HARİTA ÇERKEZKÖY ÖZEL ENDÜSTRİ BÖLGESİ



Location



KAPAKLI

ÇERKEZKÖY Industrial Area
Türkiye – Tekirdağ – Kapaklı
District

ÇERKEZKÖY
OIZ

Çerkezköy SIZ Phase II,
Expansion Zone

Çerkezköy SIZ

ÇERKEZKÖY

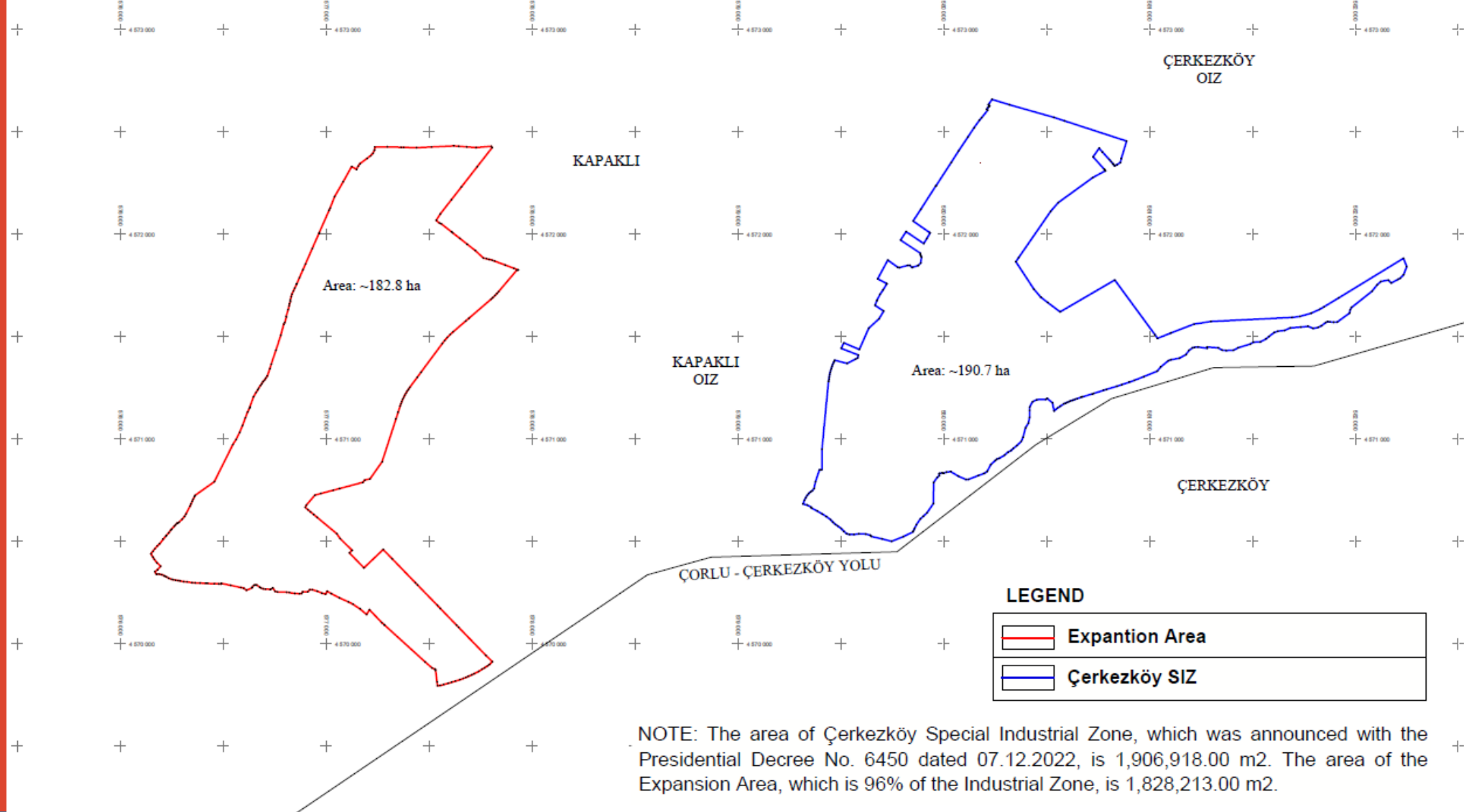
KAPAKLI OIZ

**Implementary
development
plan scale :
1/1000**

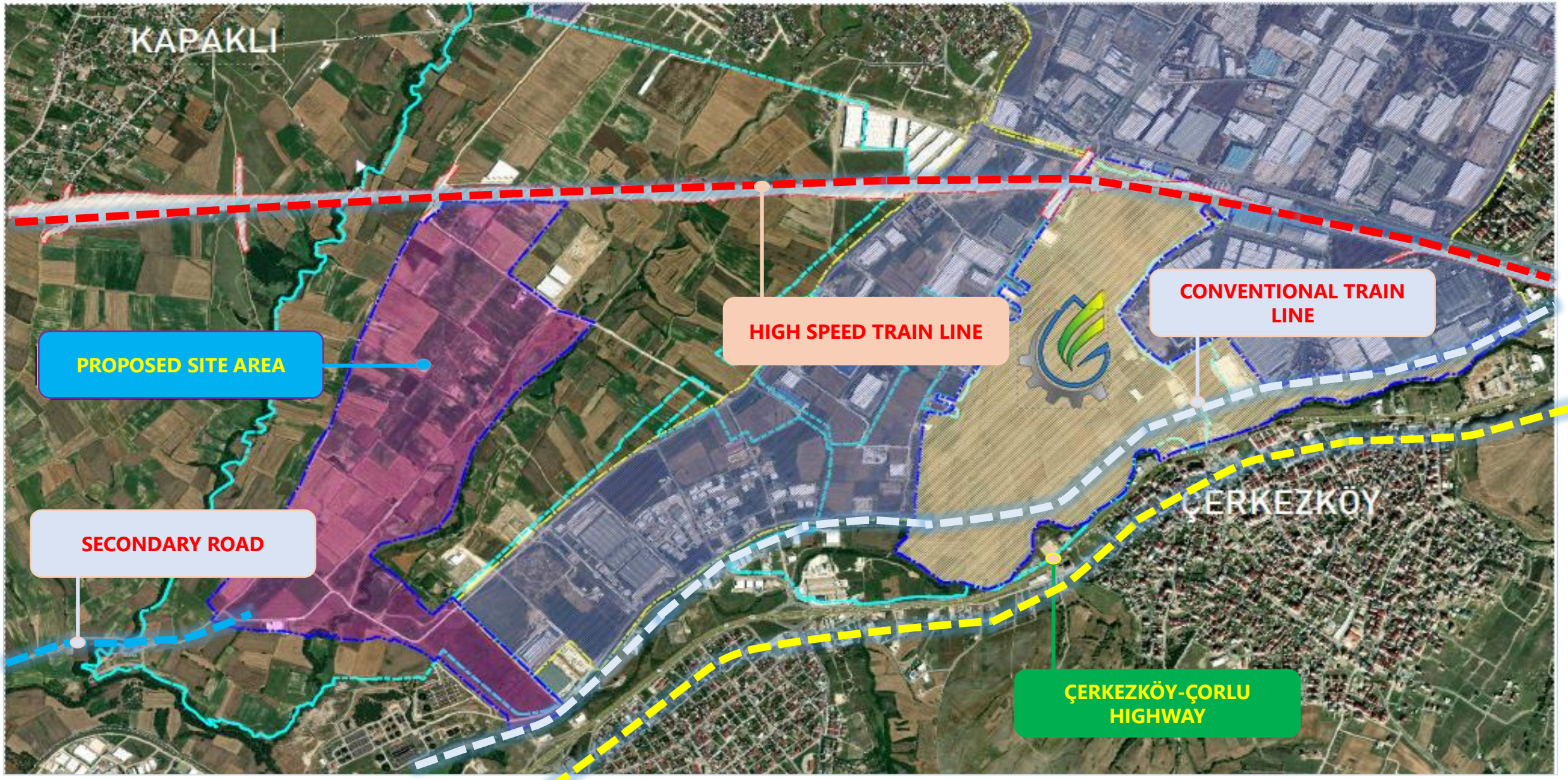


ÇERKEZKÖY SPECIAL INDUSTRIAL ZONE
EXPANTION AREA
INFORMATION LAYOUT

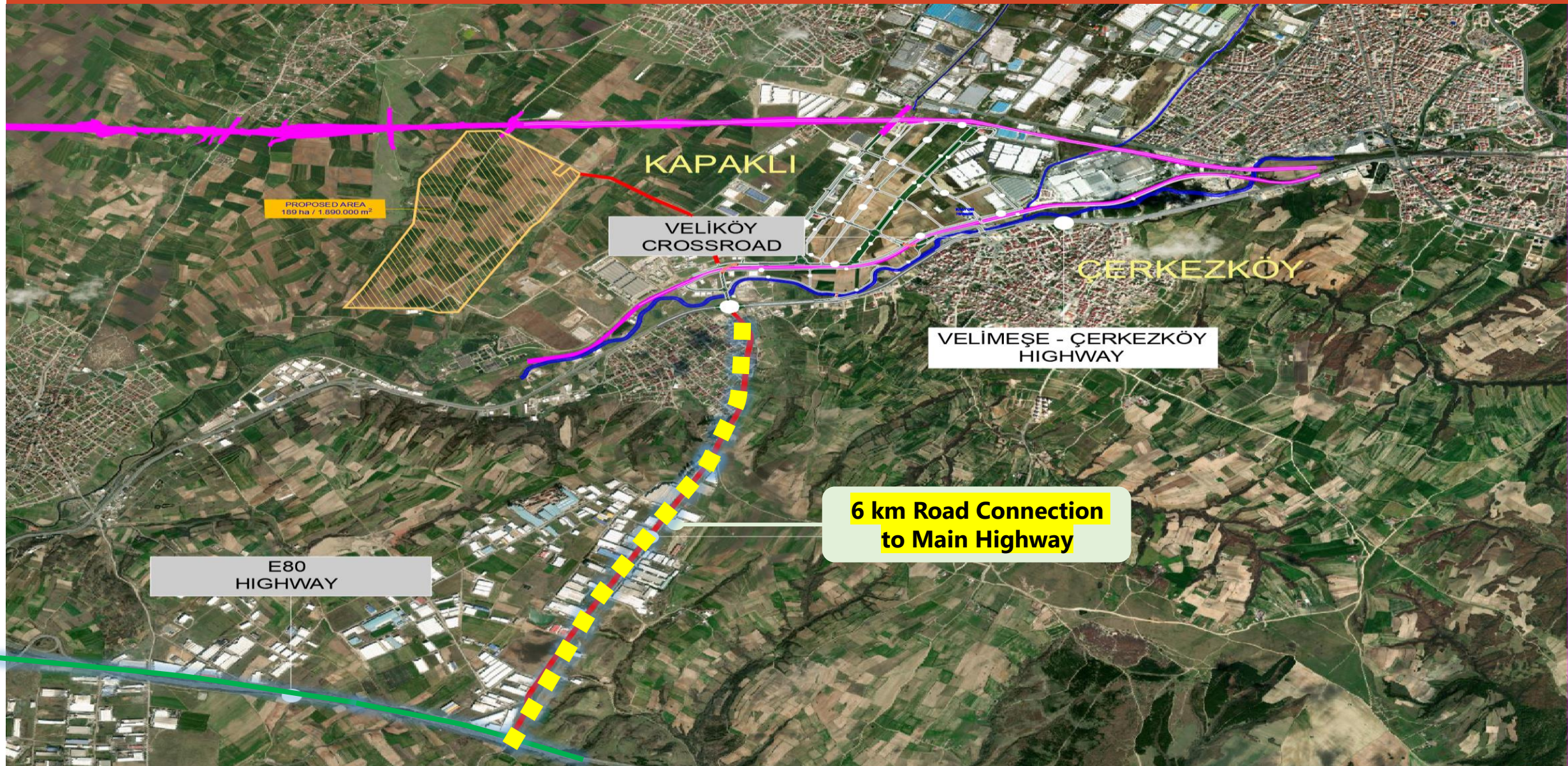
SITE KEY
PLAN



Transportation Infrastructure



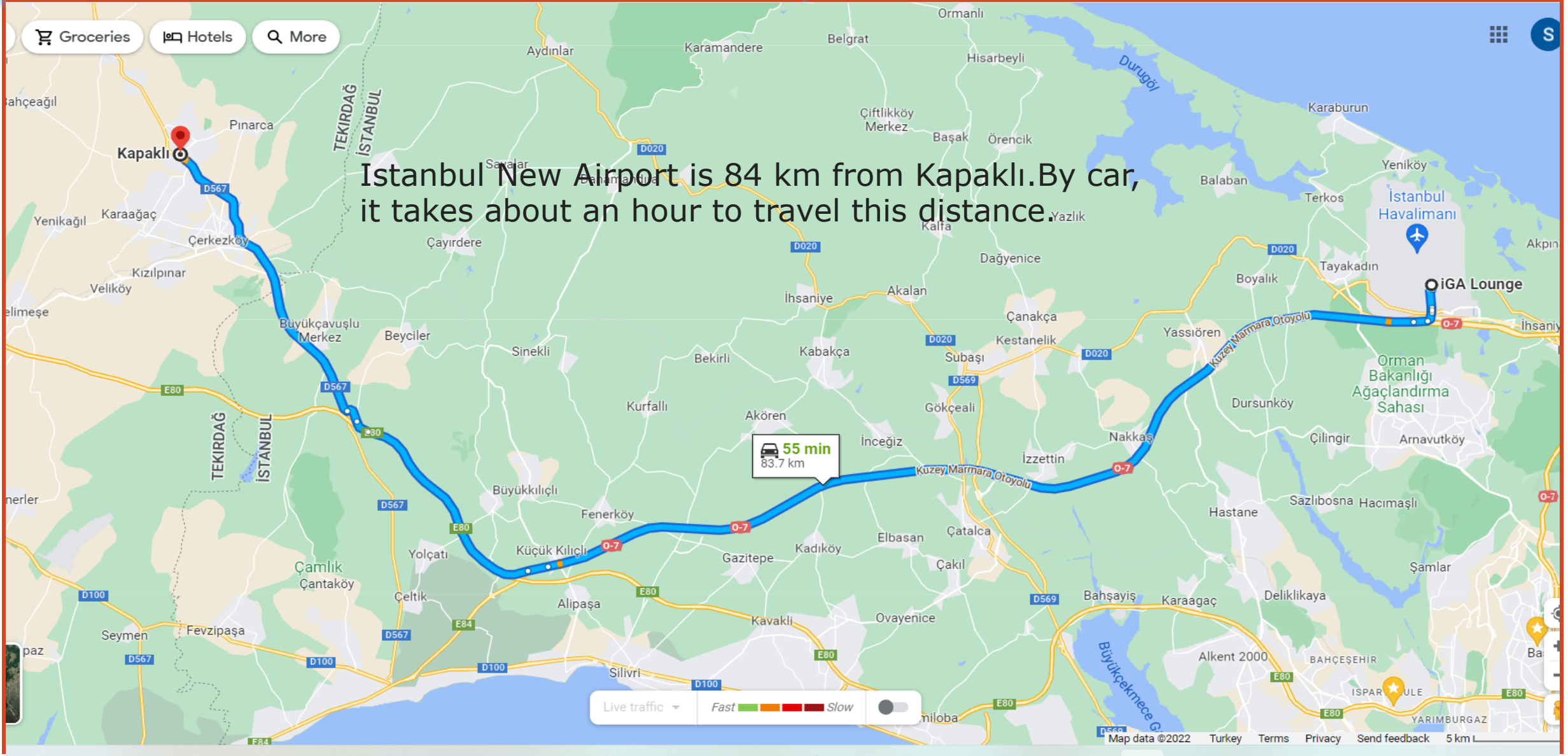
Planned Highway Connection



International Port



Airport



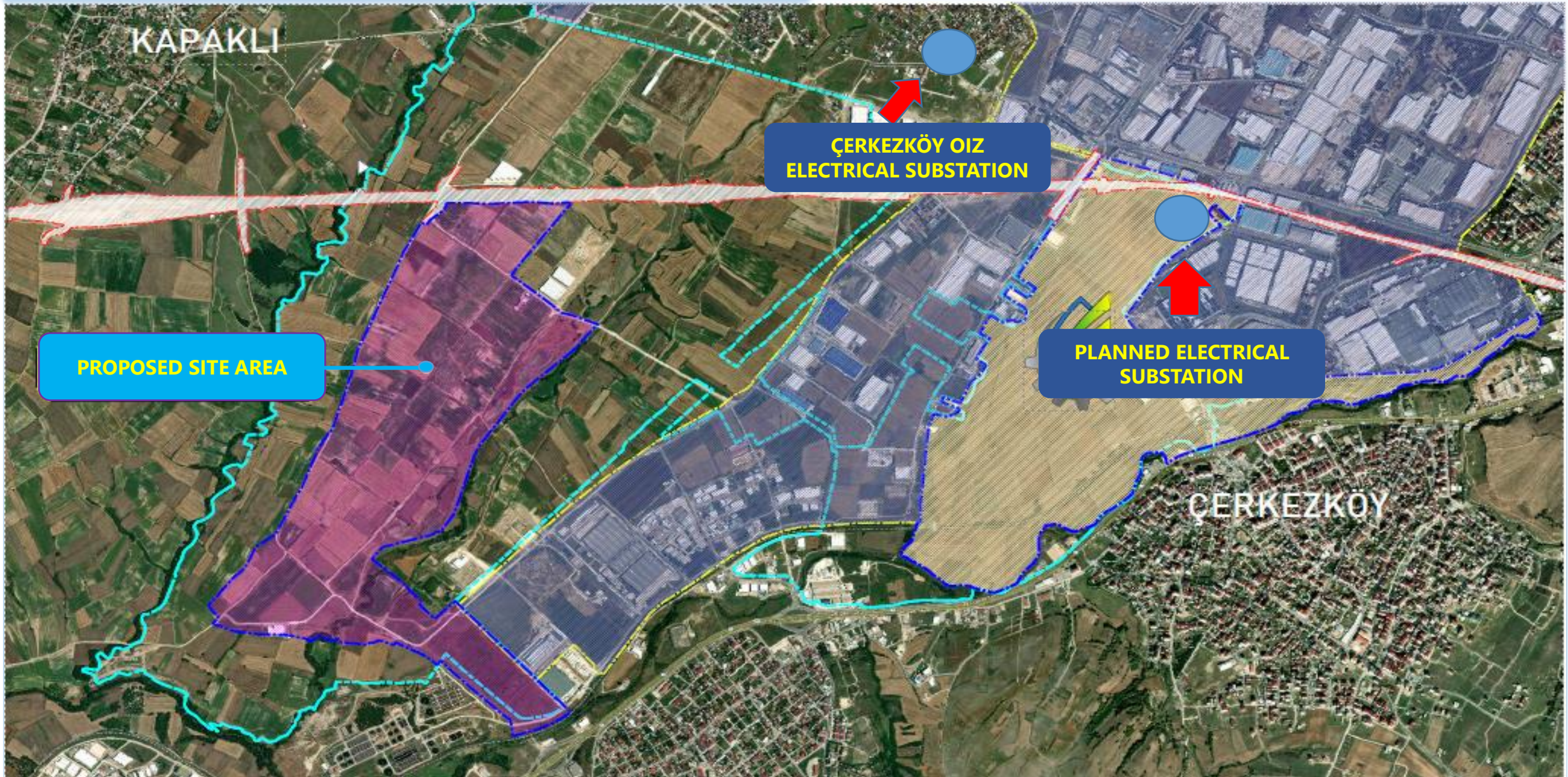
Distances From Important Locations

1. Istanbul Grand Airport : 1 hour
2. Asya Port : 25 Minutes
3. Bulgarian Border: 1.5 hour
4. Greece Border: 1.5 hour
5. Çerkezköy Special Industrial Zone is settled on the new Silkroad between China and England

Electricity Infrastructure

- ❖ There are different energy connection points near the industrial zone and your exact connection point depends on your settlement to the site.
- ❖ We planned different renewable energy areas to generate electricity for our industrial zone.

Electricity Infrastructure



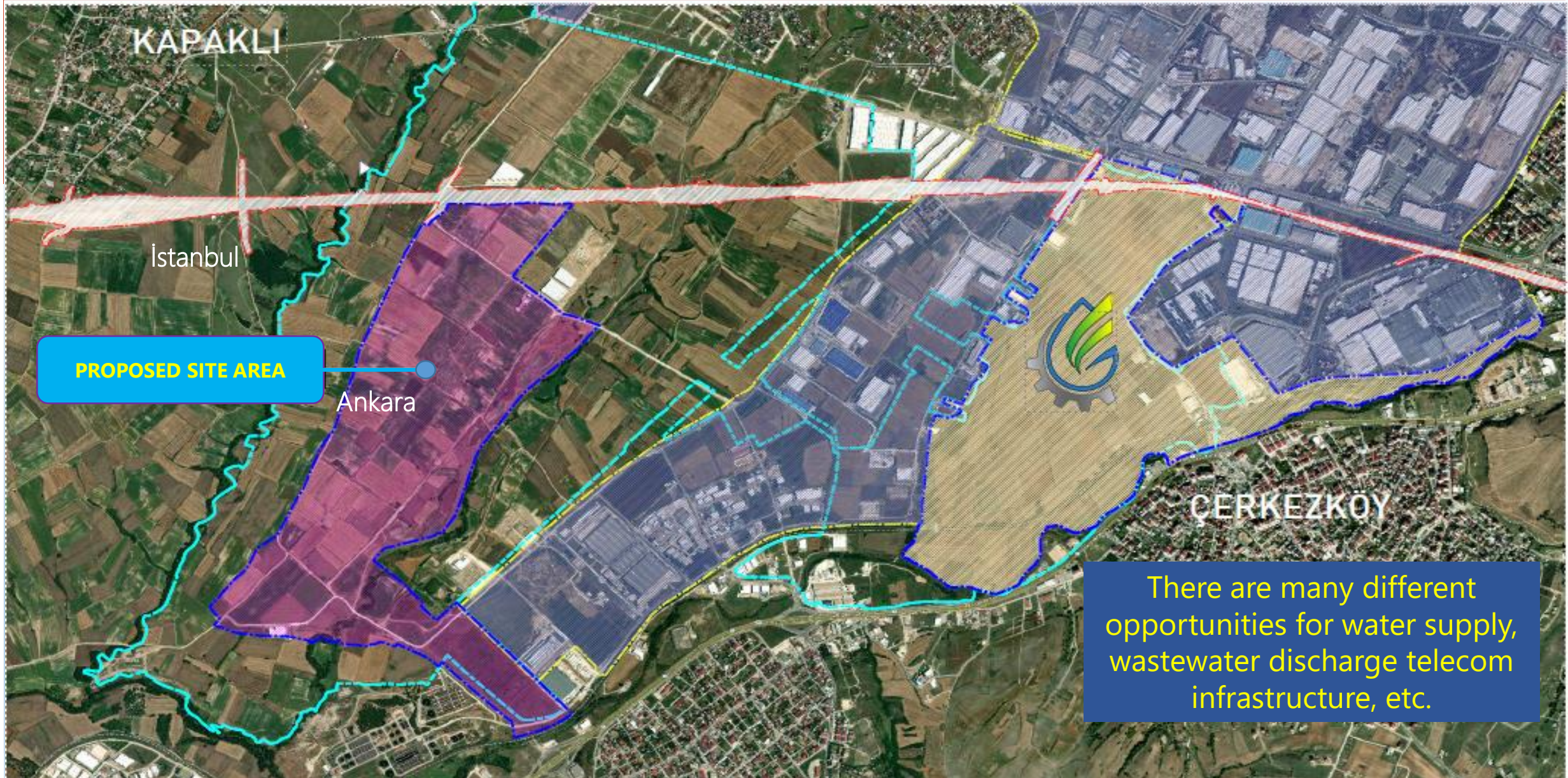
Water and Wastewater

- ❖ For potable water, there is no problem about drilling wells, connection of municipal water network and intake from river
- ❖ We planned a water reuse facility after our wastewater treatment plant
- ❖ We designed our sewage system and industrial wastewater plant

Natural Gas

- ❖ Natural Gas connection point is on the boundary of our North site

Infrastructure opportunities



Services given by Çerkezköy Special Industrial Zone

1. Land Allocation (Selling areas in different sqm.)
2. Construction of Facilities (If investor wants from Çerkezköy SIZ.)
3. Leasing of Constructed Facilities (For long term leasing contracts.)
4. Renewable Energy Investments
5. Custom Agreements
6. HR Supports
7. Sales and Marketing Support for Turkish and European Markets.

Field images



Field images



Layout planning model





THANK YOU

2023