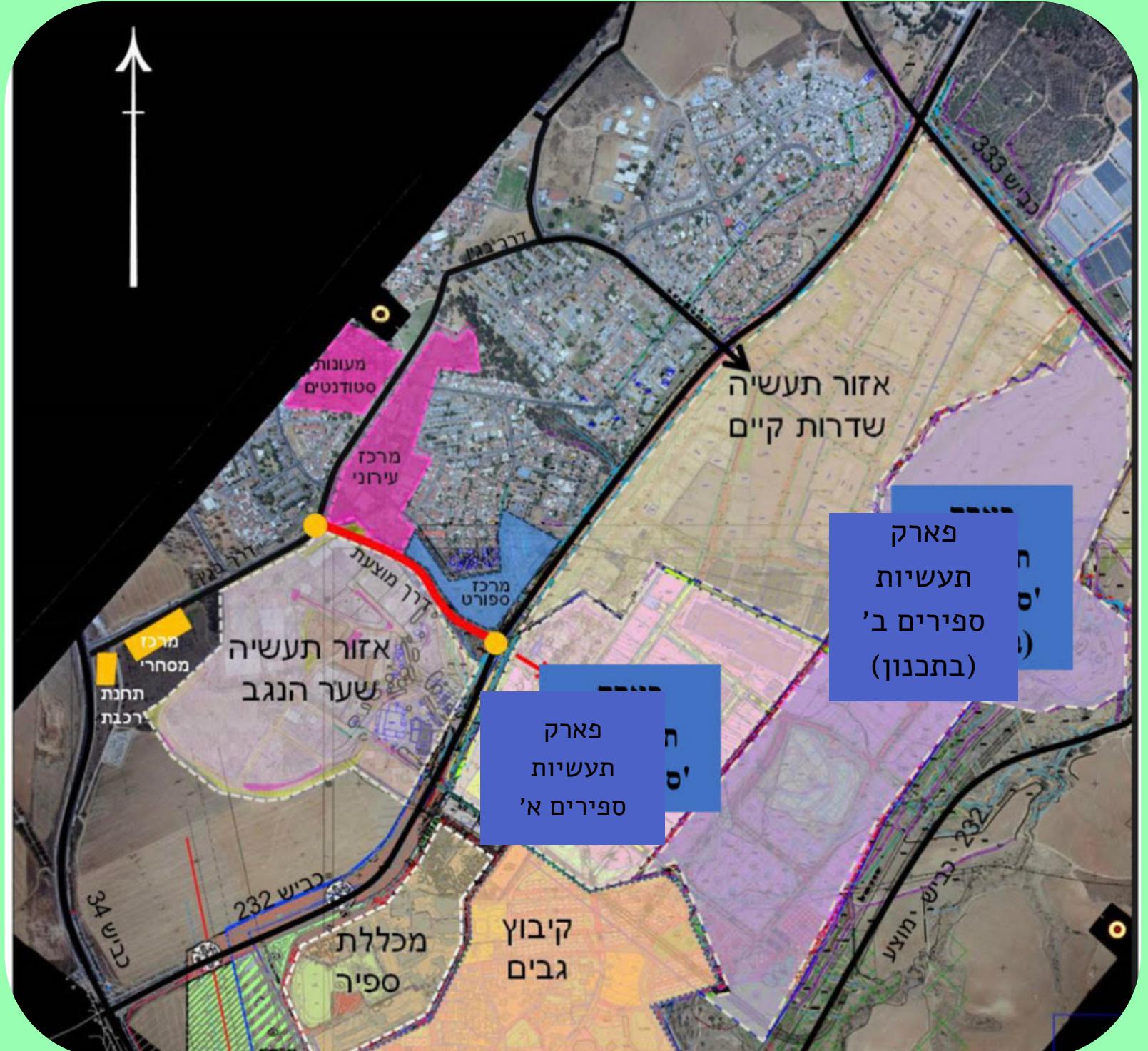


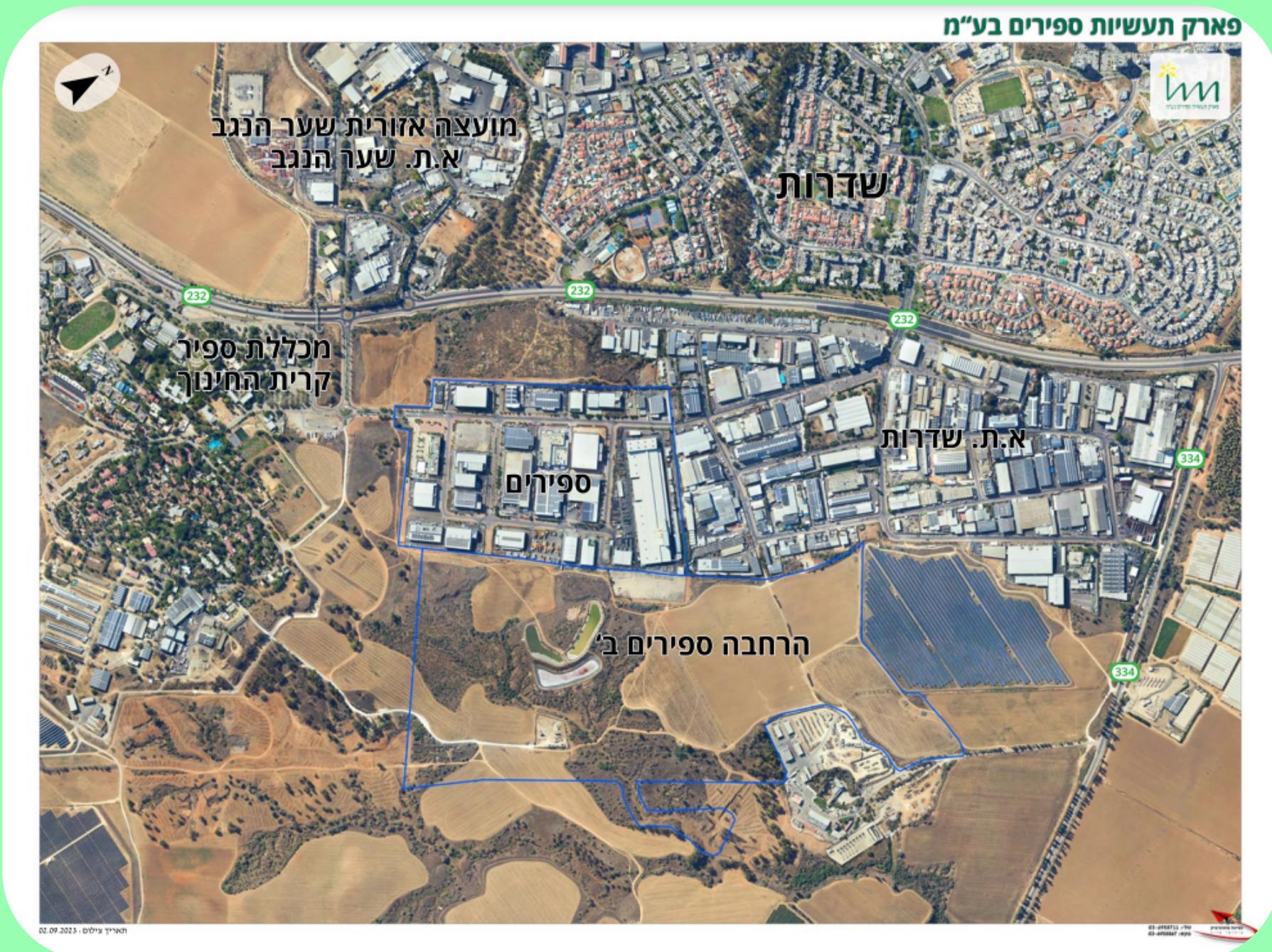


Sapirim Industrial Park



August 2023

Today: the park is completely occupied



Then:



The Park's Vision

“A good idea needs a supportive environment”

Encourages the arrival of new residents to the region

Increases standard of living in the entire region

Creating numerous jobs in a variety of fields

Creating a wide and multifunctional framework to carry out ideas with technological and economic potential

Establishing the industrial park as a leading regional employment center in Israel

Maintaining the unique image and the warm relationship between the industry and the community

Development of one of the leading and modern industrial and employment parks in Israel

A Little Background on the Park

The park is recognized as a national priority area A, which means it receives a wide variety of benefits and grants from the state with the aim of growing the periphery and creating balance and equalizing opportunities between it and central Israel

Sapirim Industries Park Ltd. is a park shared by the Sderot Municipality and the Sha'ar HaNegev Regional Council

The park is well-maintained and of the highest quality. It covers approximately 325 acres (Sapirim A) with plans to expand the park by an additional 650 acres (Sapirim B)

The park includes over 30 active factories and after its expansion it is expected to reach about 150 active factories and businesses including workshops, small, medium and large factories and in a wide variety of fields from traditional industry to high-tech industry

The park is located near Sapir Academic College, the largest public college in Israel

The park is considered one of the most advanced and beautiful parks in Israel with an emphasis on clean and quality industry, a Green park

For safety and security purposes, cameras are installed in the park that operate 24/7 with full coverage

The park is in constant development in parallel with the development of the community settlements in the area

The park enjoys excellent transport accessibility

The park is managed by the park administration, which accompanies the entrepreneurs in the absorption process in the park

Park Administration

The administration accompanies the entrepreneurs closely and systematically from the moment they decide to join the park until the establishment of their factories and beyond

The personal care the entrepreneurs receive allows them to focus on the planning and establishment of their enterprises and less on dealing with the various institutions

The administration is committed to transparency, professionalism, service quality, caring, availability, business sharing and assistance at every subject

The administration is made up of the board that outlines and approves policy and an applied management unit

The administration maintains the security of businesses operating in the park

A direct channel between businesses and local authorities

The administration maintains the existing infrastructures and upgrades them

The administration is marketing the industrial park optimally

The administration develops a pleasant, well-kept and green work environment

Assistance with business inquiries

Increasing employment in the local authorities around the park

The administration handles the day-to-day maintenance of the park

The administration develops the infrastructure of sidewalks, roads and parking lots

The close supervision of the administration solves many bureaucratic difficulties that characterize the approval processes with the Ministry of Economy and Industry, the Israel Land Authority and other regulators

Development of one of the most modern and advanced industrial parks in Israel

Promoting and strengthening the local authorities' recognition of the importance of the industrial park

Development of community relations

Organization of conferences

The administration backs up the entrepreneurs in everything related to obtaining the approvals necessary to establish the factories from the government and municipal authorities

Tightening the relationship between local authorities and businesses

Increasing the income of local authorities

The administration handles signage, landscaping, security supervision, including street furniture, murals and decorative corners

The park is maintained, cared for, protected, controlled, lit and plenty of parking at no cost

Park Board of Directors



Alon Davidi
Vice Chairman of the Park Board
and Mayor of Sderot



Ofir Libstein
Chairman of the Park Board and Head
of the
Shaar HaNegev Regional Council

The park's board of directors consists of four representatives from the city of Sderot, four representatives from the Negev Gate, two public representatives elected by the park's administration and a representative of the industrialists who live in the park.

The board of the park and the heads of the authorities that it heads advocate for the promotion of a 'green' industry and a 'green' park.

Advantages for Entrepreneurs and Park Residents

Cheap land prices – prices of National Priority Area A and surrounding Gaza, subsidized prices and low property tax

Priority area A – including benefits according to the law to encourage capital investments in industry and other state benefits and grants

The management of the park is at a high level while paying attention to the issue of environmental quality and a 'green' park including ample parking including many shops with charging for electric vehicles

Central geographic location, only 60 minutes drive from Tel Aviv, 30 minutes drive from Ashdod port

Professional assistance from the administration to tackle the tangle of bureaucracy

A large and high-quality workforce potential – the uniqueness of the region is the diversity of the population with academic professions at the highest level as well as production workers with high-quality professional training

A train station next to the park connecting Tel Aviv, Ashkelon and Be'er Sheva

Perfect visibility of the park along with extensive shaded garden areas

Permanent positive migration in all the localities in the geographical environment surrounding the park of in-demand professionals relevant to the variety of factories and businesses operating in the park

You too can be a resident of Park
Sapirim!





Park Residents



Green Construction in the Park and its Expansion

This is a flagship park for advanced industrial complexes in Israel.

The Ministry of Economy and Industry as the driving force leading the planning of the expansion of the park sees the creation of sustainable industrial areas as an important goal and works to promote the issue in flagship programs in order to incorporate advanced concepts in the planning processes and later in their implementation.

The project will outline the various requirements in the planning and construction processes, the definition of the criteria according to which plans will be examined at the various stages and the definition of tools and goals for future development in order to create greater clarity in the planning, execution and operation processes for the authorities, the industrial zone administrations, entrepreneurs and the rest, including:

Environmental, scenic and ecological development that is adapted to the environment and improves the quality of the space and the existing biological diversity

Runoff management and preparation for extreme climate events

Saving water - including regular needs, water treatment, reuse of water for irrigation, planting water-saving vegetation

Energy saving - renewable energy, energy efficiency, implementation of green building indicators and advanced construction

Saving and streamlining resources – in the development stages, including the use of recycled materials, treatment of construction waste, use of healthy materials and in the operational stages of the plants

Advanced treatment of waste and industrial symbiosis – in accordance with the policy promoted for several years in the Ministry of Economy and Industry to create reuse of industrial waste for the purpose of increasing profits and synergy between different activities in Israel

Preparations for advanced transportation – charging stations for electric vehicles, micro mobility and other solutions

Green Construction in the Park – Steps Already Taken

Proper management of gardening irrigation with remote control software. The result is significant water savings

Replacing all public lighting with LED lighting. A project of the electricity company and the Ministry of Environment. The result is a saving of about 50% in electricity consumption

Increasing the use of electric cars – factories that have transferred their entire fleet of company cars to electric vehicles

Encouraging factories to use the programs of the Ministry of Economy and Industry, the Investment Authority and the Innovation Authority for savings and efficiency in their factories

Very large sidewalk areas to create a wide and pleasant place for pedestrians who come to work on foot and sitting and rest areas in the park for the convenience of the employees in the park

As of today, about 30% of the roofs in the park factories are solar. The goal of the factories is to reach over 60% this year

Classification of factories according to their environmental effects

A green environment and in a more rural atmosphere

Definition of factories that are prohibited to be established in the entire area of the park, including in the field of asbestos, chemical and petroleum products, leather processing, oxidation pools, pesticides and more...



Bet Sapirim
**Project to allocate
two lots to
establish Bet
Sapirim in the Park.**

**A letter has been
drafted to the ILA
on the subject and
will be delivered at
the start of 2024.**

The Expansion of Industrial Park Sapirim

Plots of sizes from about 1 acre to about 30 acres

The IBA has not yet come into effect. Currently at the final comments stage

A condition for marketing the lots all together is the clearing of the pools

The expansion is about 650 acres

Continuity of the existing park by a new road system, engineering facilities such as a parking lot and a service area for buildings maintenance for the council

Maximizing the potential of the new employment places in the region in all the variety of industries including advanced hi-tech industries

Emphasis on savings and efficiency in the fields of energy, water, transportation, natural gas and more

Construction of a bicycle path throughout the park

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Thanks for listening