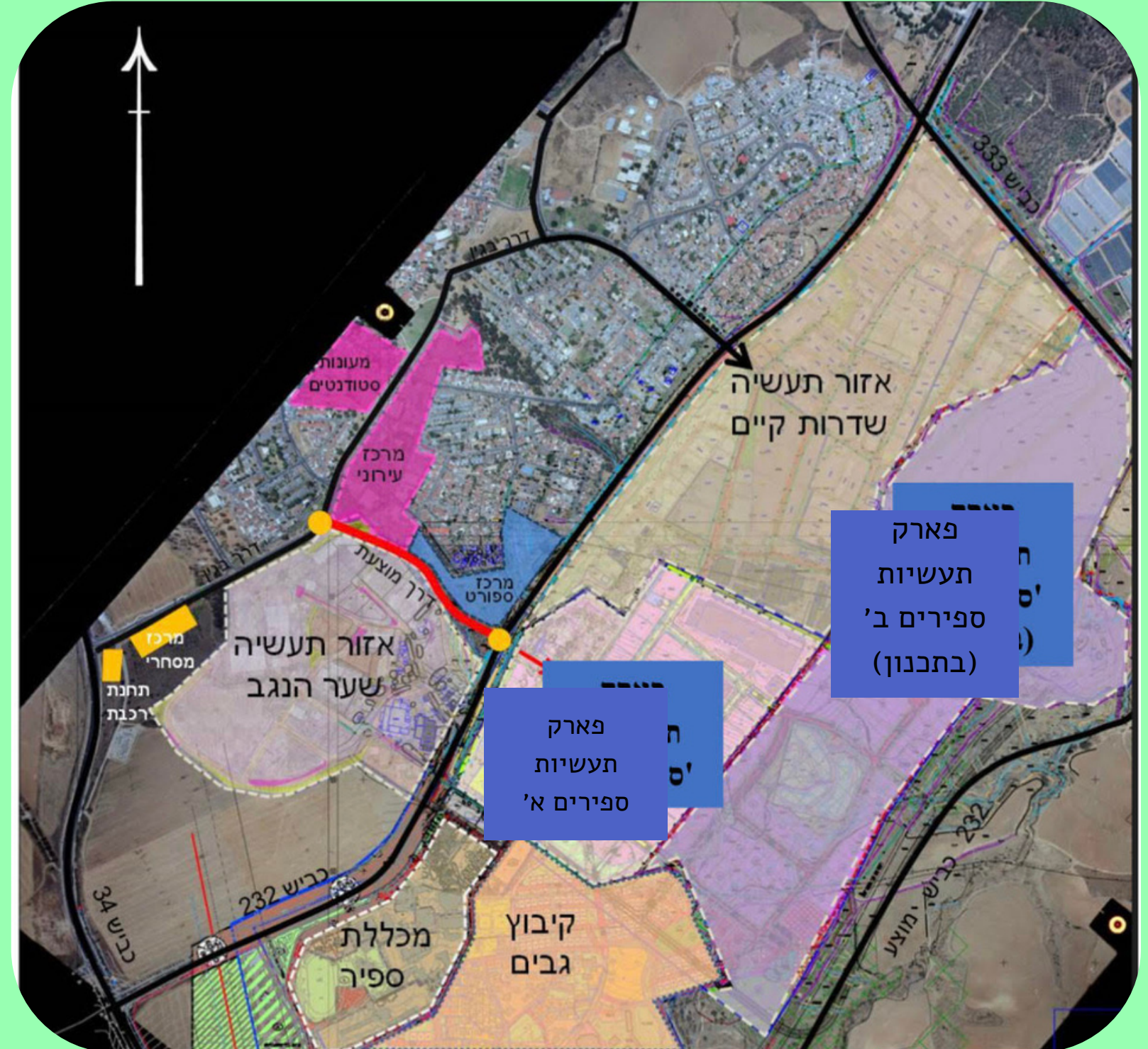




# Sapirim Industrial Park



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

# Contact:

**Sima Bouganim**

**Director of Park  
Administration**

**054-4671572**

**[simab@sng.org.il](mailto:simab@sng.org.il)**

**Office: 08-6897565**

**Fax: 08-6890623**

**POB1059 Sderot 80100**

**[www.sng.org.il](http://www.sng.org.il)**

**Thanks for listening**