

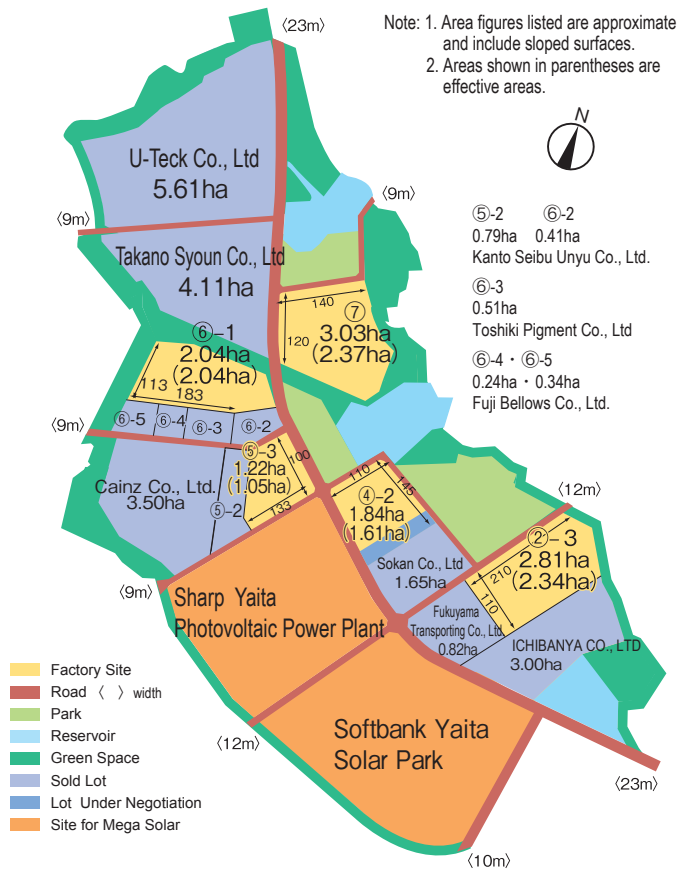
04 | Yaita Minami Industrial Park



Pursuing the ideal industrial environment: A verdant industrial park directly connected to the Yaita IC on the Tohoku Expressway.

| | | | |
|---------------------------|---|-------------------------------------|--|
| Location | Kobushidai, Yaita | Water | Yaita municipal water (3,750 m ³ /day) Charge: For living: 162 yen/m ³ For industry: 62 yen/m ³ |
| Development Period | 1993 - 1999 | Drainage | To drain to an exclusive drain pipe, after the processing by each company individually. |
| Total Area | 77.2 ha | Electricity | 1. High voltage (6 kv): Supply facility available in the park. 2. Special high voltage (66 kV): Available. |
| Available Area | 47.4 ha (including 10.97 ha for sale) | Factory Location Act | Special industrial park. |
| Lot Price | 9,800 yen/m ² - 11,700 yen /m ² | Green Space-Area Ratio, etc. | |
| Use District | Exclusive industrial district, Industrial district, District planning available | | |
| Building Standards | Building coverage ratio: 60%, Floor area ratio: 200% | | |
| Soil | Loamy layer, Clayey soil layer, Sandy gravelly layer | | |
| Pollution Control | To conclude the Environment Preservation Agreement based on the Tochigi Prefecture Act Concerning Living Environment Preservations. | | |

Lot Map



Exclusive Industrial District : ②, ④~⑥
 Industrial District : ⑦

[Labor Market] (As of April 2016)

| Employment Office | Yaita District |
|--|----------------|
| Job Seekers | 1,520 |
| Number of job offers per 100 job seekers | 76 |

[Prefectural Incentives] ※Refer to page 8,12 for Requirements.

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| Industrial Establishment Promotion Fund |
| Tochigi Prefecture Business Establishment & Accumulation Promotion Subsidy |

[Municipal Incentives]

| Municipality | Act & Guideline | Applicant Requirements | Details |
|--------------|---|---|--|
| Yaita City | Enterprises Attraction Act (Site Acquisition Incentive) | Sites for factories and other facilities purchased within the city must receive classification by the city. | [Incentives] ○ Invested fixed assets amount of over 30 million yen: 10% of the land acquisition value ○ Invested fixed assets amount of over 300 million yen: 15% of the land acquisition value ○ Invested fixed assets amount of over 500 million yen: 20% of the land acquisition value *Invested fixed assets: total amount of the acquisition value of land, buildings, and depreciable assets |
| | (Land Rent and building Rent Incentive) | When 3,000m ² or more factory land site, or 1,000m ² or more factory, etc was rented. | [Incentive] The equivalent amount of fifteen one hundreds (15/100) of the annual rental fee for 3 years. |
| | (Employment Incentive) | When 10 or more new employees (full-time employee) were employed for 1 or more years after the start of its operation. • Must be designated by the city. • Registered residents in the city. • Insured for employment insurance. | [Incentive] 200,000 yen per new employee. |

Location Map



Transportation Access

