



This project is co-financed by the European Union and the Republic of Turkey

THE MIDDLE BLACK SEA REGION INVESTMENT **AREAS** GUIDE

www.oka.org.tr

- ▶ **16** Organized Industrial Zones
- ▶ **3** Technoparks



OKA

ORTA KARADENİZ KALKINMA AJANSI
MIDDLE BLACK SEA DEVELOPMENT AGENCY



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ORGANIZED INDUSTRIES



▶ ORGANIZED INDUSTRIAL ZONES

In addition to incentive practices available in Turkey, investors in Organized Industrial Zones(OIZ) are exempted from;

- Estate tax on condition that buildings are not leased out
- Waste water tax in areas where there is a centralized waste water treatment facility.
- Fees requested for parceling or distribution or merging, for cases requiring annotation due to allocation of land, for transfer and registration of land or land use conversion to the assigned
- Stamp duty for contracts and covenants arranged for the allotment of land
- Environmental cleaning tax providing that the business is not using municipality's service



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MIDDLE BLACK SEA DEVELOPMENT AGENCY



AMASYA



Foundation of industry sector in Amasya started with coal and sugar factories. For many years, industry in the city was mainly soil/stone-based. It was followed by serious developments in manufacturing sectors such as textile, furniture and mining. Prominent sectors in the province are food and beverage production, mining and quarrying, machinery and equipment manufacturing for soil/stone-based industry. Energy sector has also started to stand out in recent years. Amasya has managed to gain a reputation abroad for its natural stone reserves. With its wide range of products and OIZ firms that have modern processing technology, Amasya exports marble products to more than 40 countries. Marble and built-in kitchen products take an important place in the export rate of the province. There are 4 Organized Industrial Zones and eight small industrial zones in Amasya city. There are more than 1500 Corporate Social Responsibility (CSR) programs available, and approximately 3000 people are employed.

In total Amasya hosts four Organized Industrial Zones. OIZs in central Amasya and the ones in Merzifon and Suluova Besi provinces perform full capacity. In addition, land allocation continues in Suluova OIZ.



AMASYA

ORGANIZED
INDUSTRIAL ZONE



AMASYA CENTRAL

| | |
|-------------------------------|---------|
| Population | 139.732 |
| Rate of Urbanization | 75% |
| Distance to City Centre | - |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|--|
| Year of Establishment | 1993 |
| Contact | www.amasyaosb.org.tr |
| Major Sectors | 1. Marble 2. Furniture 3. Food 4. Packing |

Location

| | |
|-----------------|--------|
| Nearest Highway | 0,1 Km |
| Nearest Seaport | 136 Km |
| Nearest Railway | 12 Km |
| Nearest Airport | 158 Km |

Zoning and Parcel

| | |
|-----------------------------------|--------|
| Size (Hactare) | 92 |
| No. Of Industry Parcels* | 31 |
| <i>Allocated</i> | 31 |
| <i>To-be Allocated</i> | 0 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 1.500 |
| <i>Biggest</i> | 30.000 |
| No. of Active Companies | 17 |
| No. of Employees | 477 |

Energy & Infrastructure

| | |
|--|--------|
| Electrical Power | 15 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | Yes |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



MERZIFON ORGANİZE
SANAYİ BÖLGESİ

MERZIFON

ORGANIZED
INDUSTRIAL ZONE



AMASYA MERZIFON

| | |
|-------------------------------|--------|
| Population | 71.942 |
| Rate of Urbanization | 79% |
| Distance to City Centre | 46 Km |
| No. of Small Industrial Sites | 2 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 2 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1987 |
| Contact | www.merzifonosb.org.tr |
| Major Sectors | 1. Textile 2. Electrical Machines 3. Metal Industry 4. Plastics Industry |

Location

| | |
|-----------------|--------|
| Nearest Highway | 0,1 Km |
| Nearest Seaport | 110 Km |
| Nearest Railway | 25 Km |
| Nearest Airport | 5 Km |

Zoning and Parcel

| | |
|-----------------------------------|---|
| Size (Hactare) | 112 |
| No. Of Industry Parcels* | 52 |
| <i>Allocated</i> | 49 |
| <i>To-be Allocated</i> | 0 |
| Size of Parcels (m ²) | <i>Smallest</i> 2.500 <i>Biggest</i> 110.000 |
| No. of Active Companies | 42 |
| No. of Employees | 3.500 |

Energy & Infrastructure

| | |
|--|----------|
| Electrical Power | 31.5 MWA |
| Natural Gas Infrastructure | Yes |
| Water Supply | Yes |
| Central Waste Water Treatment Facility | Yes |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



SULUOVA

ORGANIZED
INDUSTRIAL ZONE



AMASYA SULUOVA

| | |
|-------------------------------|--------|
| Population | 46.625 |
| Rate of Urbanization | 82% |
| Distance to City Centre | 30 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 2005 |
| Contact | www.suluovaosb.com |
| Major Sectors | 1. Food 2. Furniture 3. Textile 4. Machinery |

Location

| | |
|-----------------|-------|
| Nearest Highway | 4 Km |
| Nearest Seaport | 85 Km |
| Nearest Railway | 2 Km |
| Nearest Airport | 7 Km |

Zoning and Parcel

| | |
|-----------------------------------|------------------------|
| Size (Hactare) | 75 |
| No. Of Industry Parcels* | 58 |
| | <i>Allocated</i> |
| | 27 |
| | <i>To-be Allocated</i> |
| | 31 |
| Size of Parcels (m ²) | |
| | <i>Smallest</i> |
| | 3.000 |
| | <i>Biggest</i> |
| | 10.000 |
| No. of Active Companies | 15 |
| No. of Employees | 350 |

Energy & Infrastructure

| | |
|--|-------|
| Electrical Power | 5 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | Yes |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



SULUOVA BESİ

BESİ ORGANIZED
INDUSTRIAL ZONE



AMASYA SULUOVA

| | |
|-------------------------------|--------|
| Population | 46.625 |
| Rate of Urbanization | 82% |
| Distance to City Centre | 30 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---------------------|
| Year of Establishment | 2004 |
| Contact | www.suluovabosb.com |

Location

| | |
|-----------------|------------|
| Nearest Highway | Crossroads |
| Nearest Seaport | 100 Km |
| Nearest Railway | Crossroads |
| Nearest Airport | 12 Km |

Zoning and Parcel

| | |
|--------------------------|----|
| Size (Hactare) | 90 |
| No. Of Industry Parcels* | 3 |
| <i>Allocated</i> | 3 |
| <i>To-be Allocated</i> | - |

| | |
|-----------------------------------|--------|
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 24.552 |
| <i>Biggest</i> | 92.315 |

| | |
|-------------------------|---|
| No. of Active Companies | 2 |
| No. of Employees | - |

Energy & Infrastructure

| | |
|--|-----------------|
| Electrical Power | 2 MWA |
| Natural Gas Infrastructure | SIGMA Firm only |
| Water Supply | Yes |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



OKA

ORTA KARADENİZ KALKINMA AJANSI
MIDDLE BLACK SEA DEVELOPMENT AGENCY

CORUM



Corum maintains its development as a dynamic city with its steps towards industrialization. Implementing industrialization based on own equity, all industrial enterprises in Corum, except for Sugar Factory, are part of private sector. Through assessing labor intensive small atelier's regional resources and new production techniques, machinery sector, which was established initially to provide for machine and equipment for tile/bricks and flour production, has developed remarkably. These two production lines have been the catalyzer of industrialization in Corum city. Today, Corum's machinery sector is able to export to many countries. There are also companies with upper level of design and production ability to provide tailored solutions to almost all sectors and to produce turnkey factories; both national and international requests are increasing day by day in this field. Having mainly family owned enterprises provided advantage to Corum with collaboration and adapting a cooperative culture.

Corum has three Organized Industrial Zones: Central, Sungurlu and Osmaniye waiting for its investors.



CORUM

ORGANIZED INDUSTRIAL ZONE

CORUM CENTRAL

| | |
|-------------------------------|---------|
| Population | 288.578 |
| Rate of Urbanization | 90% |
| Distance to City Centre | - |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1977 |
| Contact | www.corumosb.org.tr |
| Major Sectors | 1. Machinery and Metal Industry 2. Food Industry 3. Textile 4. Forest Products |

Location

| | |
|-----------------|--------|
| Nearest Highway | 2 Km |
| Nearest Seaport | 175 Km |
| Nearest Railway | 114 Km |
| Nearest Airport | 65 Km |

Zoning and Parcel

| | |
|-----------------------------------|---------|
| Size (Hactare) | 665 |
| No. Of Industry Parcels* | 266 |
| <i>Allocated</i> | 155 |
| <i>To-be Allocated</i> | 111 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 3.076 |
| <i>Biggest</i> | 202.407 |
| No. of Active Companies | 98 |
| No. of Employees | 6.366 |

Energy & Infrastructure

| | |
|--|---|
| Electrical Power | 83.7 MWA |
| Natural Gas Infrastructure | Yes |
| Water Supply | 3 wells |
| Central Waste Water Treatment Facility | Corum Municipality Waste Water Treatment Facility |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



OSMANCIK

ORGANIZED
INDUSTRIAL ZONE



CORUM OSMANCIK

| | |
|-------------------------------|--------|
| Population | 43.188 |
| Rate of Urbanization | 66% |
| Distance to City Centre | 60 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | No |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|--|
| Year of Establishment | 2015 |
| Contact | www.osmancikosb.org |

Location

| | |
|-----------------|--------|
| Nearest Highway | 3 Km |
| Nearest Seaport | 170 Km |
| Nearest Railway | 90 Km |
| Nearest Airport | 60 Km |

Zoning and Parcel

| | |
|------------------------|----|
| Size (Hactare) | 47 |
| No. Of Indusy Parcels* | 52 |
| <i>Allocated</i> | - |
| <i>To-be Allocated</i> | 52 |

| | | |
|-----------------------------------|-----------------|--------|
| Size of Parcels (m ²) | <i>Smallest</i> | 3.000 |
| | <i>Biggest</i> | 15.000 |

| | |
|-------------------------|---|
| No. of Active Companies | - |
| No. of Employees | - |

Energy & Infrastructure

| | |
|--|----|
| Electrical Power | No |
| Natural Gas Infrastructure | No |
| Water Supply | No |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



SUNGURLU

ORGANIZED
INDUSTRIAL ZONE

CORUM SUNGURLU

| | |
|-------------------------------|--------|
| Population | 49.211 |
| Rate of Urbanization | 63% |
| Distance to City Centre | 81Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | No |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 2001 |
| Contact | sungurluosb.com |
| Major Sectors | 1. Auto Spare Parts 2. Food Industry 3. Furniture |

Location

| | |
|-----------------|--------|
| Nearest Highway | 0,1Km |
| Nearest Seaport | 240 Km |
| Nearest Railway | 60 Km |
| Nearest Airport | 130 Km |

Zoning and Parcel

| | |
|-----------------------------------|------------------------|
| Size (Hactare) | 484 |
| No. Of Industy Parcels* | 80 |
| | <i>Allocated</i> |
| | 18 |
| | <i>To-be Allocated</i> |
| | 62 |
| Size of Parcels (m ²) | |
| | <i>Smallest</i> |
| | 36.000 |
| | <i>Biggest</i> |
| | 4.200 |
| No. of Active Companies | 2 |
| No. of Employees | 14 |

Energy & Infrastructure

| | |
|--|-------------------|
| Electrical Power | 50 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | Distribution Line |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



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MIDDLE BLACK SEA DEVELOPMENT AGENCY

SAMSUN



Geographical location and structure of the city of Samsun makes it an advantageous place for industrial investments. These features of the city provided a basis for establishing big industrial enterprises; mainly copper, fertilizer and cigarette factories. Beginning in 1980s with publicly owned industrial enterprises, industrialization period in Samsun has continued with establishment of Organized Industrial Zones(OIZs) and private sector investments.

Main activities in OIZs are production of spare parts for machine industry, injection products, surgical hand tools, and medical products. There are also enterprises manufacturing furniture as well as ones involved in food industry. Lead by Central OIZ, majority of production and export in Samsun are held at organized industrial zones in the province. Samsun has 15 small industrial sites which host more than 6000 work places employing around 22000 people.

There are five OIZs and one Free Zone present in Samsun. In addition to full capacity working Central and Food Organized Industrial Zones, fast-growing Bafra Hybrid and Medical Specialization Organized Industrial Zone and Kavak Organized Industrial Zone have high potential for investors. Second phase of Bafra OIZ is famous for being the first and only Medical Specialization OIZ in Turkey. In addition to that, Havza OIZ's infrastructure is completed and land allocation has started. Havza OIZ is located at a strategic point on Samsun's north-south axis on the way to the capital.

The establishment of new OIZs in Samsun are also in progress. It is intended to create more sources of employment and contribute to the economy of Samsun and the country by way of to-be-established Greenhouse OIZ in Bafra and hybrid OIZ in Carsamba provinces.



BAFRA

HYBRID AND MEDICAL SPECIALIZED

ORGANIZED
INDUSTRIAL ZONE



▶ SAMSUN BAFRA

| | |
|-------------------------------|---------|
| Population | 141.552 |
| Rate of Urbanization | - |
| Distance to City Centre | 52 Km |
| No. of Small Industrial Sites | 2 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | No |
| Social Development Index* | 2 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1998 |
| Contact | www.bafraosb.org |
| Major Sectors | 1. Food Industry 2. Iron-Steel 3. Non-Ferrous Metal Production 4. Plastic Processing |

Location

| | |
|-----------------|-------|
| Nearest Highway | 5 Km |
| Nearest Seaport | 50 Km |
| Nearest Railway | 50 Km |
| Nearest Airport | 80 Km |

Zoning and Parcel ¹

| | |
|-----------------------------------|------------------------|
| Size (Hactare) | 228 |
| No. Of Industry Parcels* | 137 |
| | <i>Allocated</i> |
| | 37 |
| | <i>To-be Allocated</i> |
| | 100 |
| Size of Parcels (m ²) | |
| | <i>Smallest</i> |
| | 5.000 |
| | <i>Biggest</i> |
| | 20.000 |
| No. of Active Companies | 23 |
| No. of Employees | 550 |

Energy & Infrastructure

| | |
|--|---------|
| Electrical Power | 20 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | 2 wells |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.

¹ The information does not cover 79 parcels allotted for Medical Specialized OIZ in the 4th Phase



HAVZA

ORGANIZED
INDUSTRIAL ZONE

▶ SAMSUN HAVZA

| | |
|-------------------------------|--------|
| Population | 40.892 |
| Rate of Urbanization | - |
| Distance to City Centre | 84 Km |
| No. of Small Industrial Sites | 2 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | No |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---------------------|
| Year of Establishment | 2007 |
| Contact | www.havzaosb.org.tr |

Location

| | |
|-----------------|--------|
| Nearest Highway | 2 Km |
| Nearest Seaport | 74 Km |
| Nearest Railway | 2.2 Km |
| Nearest Airport | 35 Km |

Zoning and Parcel

| | |
|-------------------------|------------------------|
| Size (Hactare) | 96 |
| No. Of Industy Parcels* | 61 |
| | <i>Allocated</i> |
| | - |
| | <i>To-be Allocated</i> |
| | 61 |

| | | |
|-----------------------------------|-----------------|--------|
| Size of Parcels (m ²) | <i>Smallest</i> | 5.000 |
| | <i>Biggest</i> | 26.662 |

| | |
|-------------------------|---|
| No. of Active Companies | - |
| No. of Employees | - |

Energy & Infrastructure

| | |
|--|------------|
| Electrical Power | 17 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | Well Water |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



KAVAK

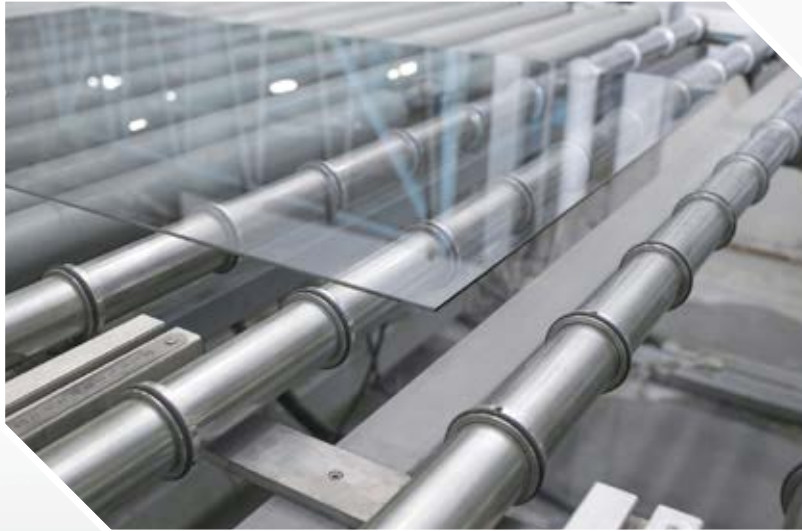
ORGANIZED
INDUSTRIAL ZONE



▶ SAMSUN KAVAK

| | |
|-------------------------------|--------|
| Population | 20.112 |
| Rate of Urbanization | - |
| Distance to City Centre | 50 Km |
| No. of Small Industrial Sites | - |
| CCI available | No |
| University available | Yes |
| Natural Gas available | No |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 2000 |
| Contact | www.kavakosb.org.tr |
| Major Sectors | 1. Metal and Hardware 2. Plastics 3. Glass Industry 4. Food Industry |

Location

| | |
|-----------------|-------|
| Nearest Highway | 3 Km |
| Nearest Seaport | 50 Km |
| Nearest Railway | 6 Km |
| Nearest Airport | 70 Km |

Zoning and Parcel

| | |
|-----------------------------------|-----------------|
| Size (Hactare) | 50 (1.st Phase) |
| No. Of Industry Parcels* | 40 |
| <i>Allocated</i> | 38 |
| <i>To-be Allocated</i> | 2 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 5.000 |
| <i>Biggest</i> | 30.000 |
| No. of Active Companies | 22 |
| No. of Employees | 750 |

Energy & Infrastructure

| | |
|--|-------------|
| Electrical Power | 50 MWA |
| Natural Gas Infrastructure | No |
| Water Supply | Mains Water |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



TEKKEKOY

ORGANIZED
INDUSTRIAL ZONE

▶ SAMSUN TEKKEKOY

| | |
|-------------------------------|--------|
| Population | 50.149 |
| Rate of Urbanization | - |
| Distance to City Centre | 15 Km |
| No. of Small Industrial Sites | 3 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1981 |
| Contact | www.samsunosb.org.tr |
| Major Sectors | 1. Fabricated Metal Products 2. Metal Industry 3. Robber and Plastic Products 4. Chemical Products |

Location

| | |
|-----------------|-------|
| Nearest Highway | 1 Km |
| Nearest Seaport | 2 Km |
| Nearest Railway | 2 Km |
| Nearest Airport | 13 Km |

Zoning and Parcel

| | |
|-----------------------------------|---------|
| Size (Hactare) | 160 |
| No. Of Industry Parcels* | 104 |
| <i>Allocated</i> | 104 |
| <i>To-be Allocated</i> | - |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 4.644 |
| <i>Biggest</i> | 138.710 |
| No. of Active Companies | 76 |
| No. of Employees | 4,915 |

Energy & Infrastructure

| | |
|--|--------|
| Electrical Power | 60 MVA |
| Natural Gas Infrastructure | Yes |
| Water Supply | SASKI |
| Central Waste Water Treatment Facility | Yes |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



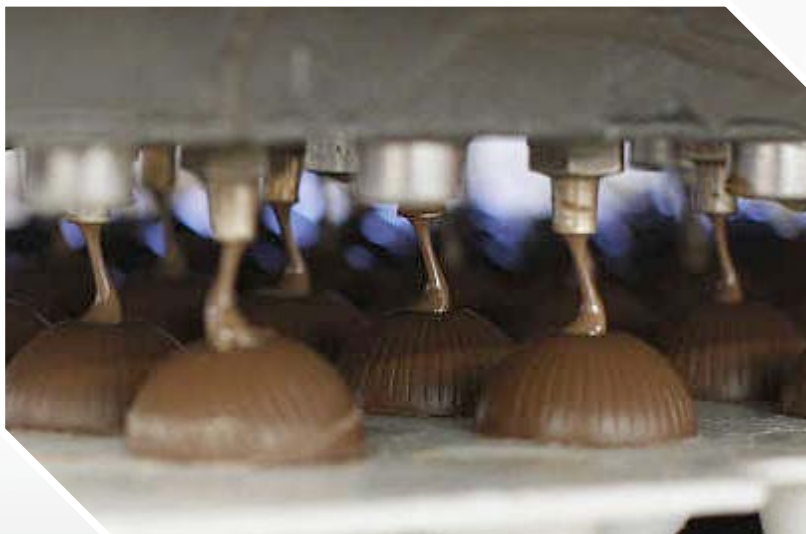
TEKKEKOY

ORGANIZED
INDUSTRIAL ZONE

▶ SAMSUN TEKKEKOY

| | |
|-------------------------------|--------|
| Population | 50.149 |
| Rate of Urbanization | - |
| Distance to City Centre | 15 Km |
| No. of Small Industrial Sites | 3 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|------|
| Year of Establishment | 2001 |
| Contact | - |

Location

| | |
|-----------------|--------|
| Nearest Highway | 0,8 Km |
| Nearest Seaport | 3 Km |
| Nearest Railway | 15 Km |
| Nearest Airport | 6 Km |

Zoning and Parcel

| | |
|-----------------------------------|--------|
| Size (Hactare) | 47 |
| No. Of Industry Parcels* | 24 |
| <i>Allocated</i> | 24 |
| <i>To-be Allocated</i> | - |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 3.508 |
| <i>Biggest</i> | 38.762 |
| No. of Active Companies | 14 |
| No. of Employees | 194 |

Energy & Infrastructure

| | |
|--|--------|
| Electrical Power | 25 MVA |
| Natural Gas Infrastructure | No |
| Water Supply | SASKI |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate


*For updated information please contact with OIZ authorities.



OKA

ORTA KARADENİZ KALKINMA AJANSI
MIDDLE BLACK SEA DEVELOPMENT AGENCY

TOKAT



Having had hosted old civilizations a thousand years ago, Tokat had a significant role as the city of trade, industry and export in history. Today, as a city at the crossroads of important connection points of international and regional routes, the city offers attractive opportunities to investors. Organized Industrial Zones in central area, Erbaa, Turhal, Niksar and Zile provinces have contributed to the development of industry sector in the city.

There are 134 enterprises present in Tokat Organized Industrial Zones(OIZs). The number of employees has reached 9000. There are favorable parcels available in Niksar, Turhal and Zile OIZs. The majority of enterprises at OIZs are involved in ready-made clothing and garment industry, food industry and forest products. Seven available small industrial sites have more than 2500 businesses and employ 8500 people.

Being the first OIZ in the city, Tokat OIZ reached full occupancy in both sections. Therefore, works for construction for section III has already begun. While Erbaa OIZ continues to develop as a place that leading companies in ready-wear and garment industry chose, second section of Erbaa OIZ proceeds with allotment works for Erbaa Soil Industry Specialized OIZ. On the other hand, construction works for Erbaa Agriculture-based Specialized OIZ have started. Niksar OIZ have become a selection point for ready-wear and garment businesses thanks to advantageous that came with the incentive system and it grows rapidly. Turhal OIZ develops by way of marble, cable industry and ready-wear/garment companies' investments, and Zile OIZ develops through investments of farm machinery and forest product companies.

Following the incentive system introduced in 2012, which is also known as the most generous incentive of the Republic of Turkey, the city of Tokat and OIZs experienced a remarkable mobility owing to its advantageous place in the system. In addition to growing occupancy rates in the region, allotment works for investors are still in progress.



TOKAT

ORGANIZED
INDUSTRIAL ZONE



TOKAT MERKEZ

| | |
|-------------------------------|---------|
| Population | 192.065 |
| Rate of Urbanization | - |
| Distance to City Centre | - |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|--|
| Year of Establishment | 1978 |
| Contact | www.tokatosb.org.tr |
| Major Sectors | 1. Ready-Wear Garment 2. Food Industry 3. Hardware Industry 4. Forest Products Industry |

Location

| | |
|-----------------|--------|
| Nearest Highway | 3 Km |
| Nearest Seaport | 250 Km |
| Nearest Railway | 45 Km |
| Nearest Airport | 20 Km |

Zoning and Parcel

| | |
|-----------------------------------|--------|
| Size (Hactare) | 425 |
| No. Of Industry Parcels* | 165 |
| <i>Allocated</i> | 148 |
| <i>To-be Allocated</i> | 17 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 2.043 |
| <i>Biggest</i> | 65.317 |
| No. of Active Companies | 105 |
| No. of Employees | 4.050 |

Energy & Infrastructure

| | |
|--|-------------------|
| Electrical Power | 25 MWA |
| Natural Gas Infrastructure | Available |
| Water Supply | Distribution Line |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



ERBAA

ORGANIZED
INDUSTRIAL ZONE



TOKAT ERBAA

| | |
|-------------------------------|--------|
| Population | 92.906 |
| Rate of Urbanization | - |
| Distance to City Centre | 90 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1999 |
| Contact | www.erbbaosb.com |
| Major Sectors | 1. Ready-Wear Garment 2. Food Industry 3. Building Material Industry 4. Forest Products Industry |

Location

| | |
|-----------------|--------|
| Nearest Highway | 50 Km |
| Nearest Seaport | 150 Km |
| Nearest Railway | 74 Km |
| Nearest Airport | 122 Km |

Zoning and Parcel

| | |
|-----------------------------------|---------------------------|
| Size (Hactare) | 170 |
| No. Of Industry Parcels* | 117 |
| | <i>Allocated</i> 51 |
| | <i>To-be Allocated</i> 66 |
| Size of Parcels (m ²) | |
| | <i>Smallest</i> 5.000 |
| | <i>Biggest</i> 12.000 |
| No. of Active Companies | 16 |
| No. of Employees | 2.922 |

Energy & Infrastructure

| | |
|--|-------------------|
| Electrical Power | - |
| Natural Gas Infrastructure | Available |
| Water Supply | Distribution Line |
| Central Waste Water Treatment Facility | Available |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



NIKSAR

ORGANIZED
INDUSTRIAL ZONE



TOKAT NIKSAR

| | |
|-------------------------------|--------|
| Population | 64.553 |
| Rate of Urbanization | - |
| Distance to City Centre | 60 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 1997 |
| Contact | - |
| Major Sectors | 1. Ready Wear Garment 2. Food Industry 3. Machine Supply Industry |

Location

| | |
|-----------------|--------|
| Nearest Highway | 200 Km |
| Nearest Seaport | 167 Km |
| Nearest Railway | 101 Km |
| Nearest Airport | 73 Km |

Zoning and Parcel

| | |
|-----------------------------------|--------|
| Size (Hactare) | 50 |
| No. Of Industry Parcels* | 11 |
| <i>Allocated</i> | 8 |
| <i>To-be Allocated</i> | 3 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 5.258 |
| <i>Biggest</i> | 16.900 |
| No. of Active Companies | 3 |
| No. of Employees | 1.000 |

Energy & Infrastructure

| | |
|--|----------|
| Electrical Power | 25 MVA |
| Natural Gas Infrastructure | No |
| Water Supply | Drilling |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



TURHAL

ORGANIZED
INDUSTRIAL ZONE



TOKAT TURHAL

| | |
|-------------------------------|--------|
| Population | 80.239 |
| Rate of Urbanization | - |
| Distance to City Centre | 45 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 2001 |
| Contact | - |
| Major Sectors | 1. Marble Industry 2. Food Industry 3. Cable Industry |

Location

| | |
|-----------------|--------|
| Nearest Highway | 1 Km |
| Nearest Seaport | 190 Km |
| Nearest Railway | 16 Km |
| Nearest Airport | 22 Km |

Zoning and Parcel

| | |
|-----------------------------------|------------------------|
| Size (Hactare) | 59,5 |
| No. Of Industry Parcels* | 33 |
| | <i>Allocated</i> |
| | 27 |
| | <i>To-be Allocated</i> |
| | 6 |
| Size of Parcels (m ²) | |
| | <i>Smallest</i> |
| | 4.939 |
| | <i>Biggest</i> |
| | 8.145 |
| No. of Active Companies | 7 |
| No. of Employees | 361 |

Energy & Infrastructure

| | |
|--|----------|
| Electrical Power | - |
| Natural Gas Infrastructure | No |
| Water Supply | Drilling |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.



ZILE

ORGANIZED
INDUSTRIAL ZONE

▶ TOKAT ZILE

| | |
|-------------------------------|--------|
| Population | 56.185 |
| Rate of Urbanization | - |
| Distance to City Centre | 67 Km |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 3 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|---|
| Year of Establishment | 2001 |
| Contact | www.zileosb.org.tr |
| Major Sectors | 1. Forest Product Industry 2. Agricultural Machine Industry 3. Ready wear and Garment |

Location

| | |
|-----------------|--------|
| Nearest Highway | 3 Km |
| Nearest Seaport | 260 Km |
| Nearest Railway | 12 Km |
| Nearest Airport | 57 Km |

Zoning and Parcel

| | |
|-----------------------------------|-------|
| Size (Hactare) | 110 |
| No. Of Industry Parcels* | 64 |
| <i>Allocated</i> | 3 |
| <i>To-be Allocated</i> | 61 |
| Size of Parcels (m ²) | |
| <i>Smallest</i> | 250 |
| <i>Biggest</i> | 8.715 |
| No. of Active Companies | 3 |
| No. of Employees | 35 |

Energy & Infrastructure

| | |
|--|-------------------|
| Electrical Power | - |
| Natural Gas Infrastructure | No |
| Water Supply | Distribution Line |
| Central Waste Water Treatment Facility | No |

Source: OIZ Directorate

*For updated information please contact with OIZ authorities.

TECHNO PARKS



▶ TECHNOLOGY DEVELOPMENT ZONES TECHNOPARKS

Technology Development Zones (TDZs) are designed for Research & Development (R&D) studies and they make investments in high tech areas more attractive. Companies in Techno parks collaborate with universities and research organizations and hence benefit from the following:

- Software development and R&D related revenues are exempted from income tax and company tax until 31 December 2023.
- Sales of softwares developed within TDZs are exempted from VAT until 31 December 2023. These softwares include system management, data management, business practices, internet, mobile phones and military command control systems.
- The wages of R&D and support staff working in TDZs are exempted from all kinds of tax related to their duties until 31 December 2023. The number of support personnel covered by the exemption cannot exceed 10% of total R&D employees.
- Businesses can make the necessary investment for producing a technological product as a result of their R&D Project which they started and concluded in the region, providing that the management company finds it suitable and the Ministry approves it.
- Until 31 December 2024 for five years, 50% employer's contribution to Social Security Institution (SGK) Premium will be covered by the government.



TEKNOKENT
Çorum Teknoloji Geliştirme Bölgesi

CORUM
TECHNOPARK



50

▶ INVESTMENT AREAS GUIDE

CORUM CENTRAL

| | |
|-------------------------------|---------|
| Population | 288,578 |
| Rate of Urbanization | 90% |
| Distance to City Centre | - |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|--|
| Year of Establishment | 2012 |
| Contact | www.corumteknokent.org |
| Total Campus Area | 16,214 m ² |

Management

| | |
|---------------------------------|---------------------|
| Institution Type | Joint-Stock Company |
| Management Company No. of Staff | 2 |

Capacity and Occupancy

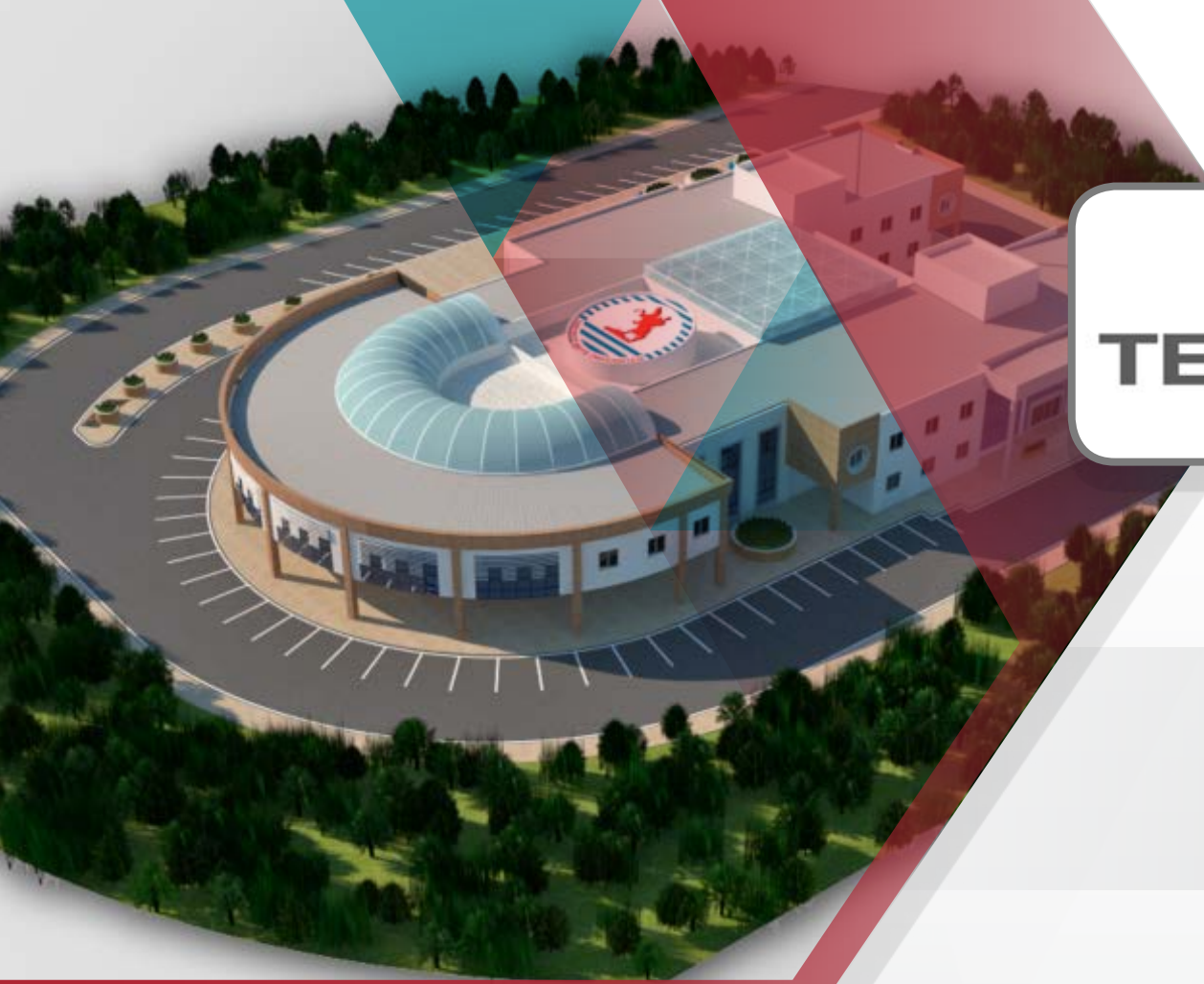
| | | |
|-----------------------------------|-------------------------|----|
| Total Capacity | 29 Companies | |
| Total Number of Companies | | 8 |
| | Software | 6 |
| | Health | 1 |
| | Machinery and Equipment | 1 |
| Total Number of Company Personnel | | 12 |

Projects

| | |
|--------------------------------|---|
| Number of Projects in Progress | 8 |
|--------------------------------|---|

University

| | | |
|---|------------------------------|--------|
| Related University | Hitit University | |
| | <i>Year of Establishment</i> | 2006 |
| | <i>No. of Students</i> | 17,000 |
| Number of Engineering Departments | 5 | |
| Office of Technology Transfer available | No | |



SAMSUN
TECHNOPARK

▶ SAMSUN CENTRAL

| | |
|-------------------------------|---------|
| Population | 181.302 |
| Rate of Urbanization | - |
| Distance to City Centre | 12 Km |
| No. of Small Industrial Sites | - |
| CCI available | No |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|-------------------------|
| Year of Establishment | 2010 |
| Contact | www.samsunteknopark.com |
| Total Campus Area | 80,573 m ² |

Management

| | |
|------------------------------------|---------------------|
| Type of Institution | Joint-Stock Company |
| Management Company Number of Staff | 11 |

Capacity and Occupancy

| | | |
|-----------------------------------|-----------------------------------|-----|
| Total Capacity | 65 Company Office 11 incubator | |
| Total Number of Companies | | 39 |
| | Software | 16 |
| | Telecommunication | 1 |
| | Agriculture | 2 |
| | Health | 2 |
| | Automotive Supply | 1 |
| | Industry | 1 |
| | Medical | 1 |
| | Machine and | 3 |
| | Equipment | 1 |
| | Production Industry | 2 |
| | Energy | 1 |
| | Computer & | 8 |
| | Communication | 1 |
| | Technologies | 1 |
| | Packing | 1 |
| Total Number of Company Personnel | | 116 |

Projects

| | |
|--------------------------------|----|
| Number of Projects In Progress | 53 |
|--------------------------------|----|

University

| | | |
|---|-------------------------|--------|
| Related University | Ondokuzmayis University | |
| | Year of Establishment | 1975 |
| | Number of Students | 50,089 |
| Number of Engineering Departments | | 10 |
| Office of Technology Transfer available | | Yes |



**TOKAT
TEKNOPARK**
Tokat Teknoloji Geliştirme Bölgesi

TOKAT TEKNOPARK



TOKAT CENTRAL

| | |
|-------------------------------|---------|
| Population | 192.065 |
| Rate of Urbanization | - |
| Distance to City Centre | - |
| No. of Small Industrial Sites | 1 |
| CCI available | Yes |
| University available | Yes |
| Natural Gas available | Yes |
| Social Development Index* | 1 |

*In a study conducted by OKA, there are 5 development categories, as '1' the most developed and '5' the least.



GENERAL INFORMATION

| | |
|-----------------------|------------------------|
| Year of Establishment | 2010 |
| Contact | www.tokatteknopark.com |

| | |
|-------------------|----------------------|
| Total Campus Area | 3,591 m ² |
|-------------------|----------------------|

Management

| | |
|------------------------------------|---------------------|
| Institution Type | Joint-Stock Company |
| Management Company Number of Staff | 6 |

Capacity and Occupancy

| | | |
|-----------------------------------|--|----|
| Total Capacity | 36 Companies | |
| Total number of Companies | | 21 |
| | Software | 4 |
| | Agriculture | 2 |
| | Health | 1 |
| | Livestock | 1 |
| | Medical | 1 |
| | Machine and Equipment | 1 |
| | Construction | 1 |
| | Chemistry | 1 |
| | Energy | 4 |
| | Electronics | 1 |
| | Computers and Communication Technologies | 3 |
| | Aviation | 1 |
| Total number of Company Personnel | | 99 |

Projects

| | |
|--------------------------------|----|
| Number of Projects in Progress | 28 |
|--------------------------------|----|

University

| | | |
|---|--------------------------|--------|
| Related University | Gaziosmanpasa University | |
| | Year of Establishment | 1992 |
| | Number of Students | 33,609 |
| Number of Engineering Departments | | 10 |
| Office of Technology Transfer available | | Yes |



THE MIDDLE BLACK SEA REGION INVESTMENT AREAS GUIDE

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