

Industrial Complex For Small & Medium-Scale Industries



Plug and Play Factories

Industrial Complexes for Small & Medium-Scale Industries for Youth & Small Investors Employment

Project Concept & Aims

Within the framework of the Presidential initiative for establishing 13 industrial cluster to enhance youth employment, through which about 4307 industrial units could be provided throughout the governorates of Egypt.

In light of the integrated strategy set by the Ministry of Industry for enhancing industrial development in Egypt & creating a favorable industrial climate, through providing a fully established complexes all over Egypt that suit different scale industries to start production.

In addition to the direct & indirect labor that could be created by these factories and the great role these projects (which could be established with no capital-intensive) play in developing the economy of Egypt, especially its role in overcoming unemployment & providing youth with new opportunities.

One of IDA roles is to ensure an adequate spread of industrial complexes to increase the social and economic return to governorates, aiming to achieve their development plans and create an attractive investment climate.

To achieve the mentioned goals, IDA is working on implementing "Plug and Play Factories" initiative, to support youth & small investors who are willing to invest in industry, whereas the industrial clusters concept.

aimed mainly at relocating workshops or the small & medium-scale factories from the residential areas, Increase the industrial integration between small and large scale in all fields, providing small investors with the appropriate climate to demonstrate their creative skills, contributing in encouraging both local & foreign investments in complementary industries, value added industries, knowledge & technology- based industries, in addition to providing the appropriate climate for enabling the private sector & small investors to promote the Egyptian industry & deepen the local production.

Industrial Complex Characteristics

- Fully utilized industrial units in different areas.
- Ability to provide projects with a bank funding in the light of the Central Bank's initiative for financing SMEs and according to the protocols signed between IDA & different banks.
- Micro, Small & Medium Enterprise Development Agency (MSMEDA) is to fund the process of purchasing machinery, equipment & working capital, and provide this fund to those who met the terms & conditions approved by MSMEDA.
- Units will be provided for different transactions (renting - ownership).
- Ability to access all services in a rapid & flexible manner that fits all industrial requirements.
- A service area is to be established within the complex to include (administrative buildings - exhibitions - mosque - outlets- supermarket - bank - restaurant & cafeteria).
- Interaction & integration among all kinds of industries, by virtue of their location in one place.



Unit Specifications

- Buildings are metal & concrete constructions.
- Modern architectural facades.
- Cargo area for each unit at the metal constructions.
- Fire suppression system for each unit.
- Water feeding inputs, sewage access & electrical plugs (low voltage).



Beheira Governorate Complex

was launched in 2023

Beheira Governorate Complex

- General Location:

Zone: Housh Eissa.

Project Area: 15.44 feddans.



- Industrial Activity:

Number of Units: 864 units.

Unit's total Area: 48 m².

Establishments Type: concrete

Industrial Sectors:

(apparel & ready-made garments – leather – chemical - Engineering).



- Units' prices:

Monthly rent: EGP 23.60 /m²

Selling price: EGP 16335 /m²



Complex's Services:

(Mosque - bank- restaurant & cafeteria- administrative building- exhibitions building - outlet- supermarket).



Complex's Services:

(Mosque - bank- restaurant & cafeteria- administrative building- exhibitions building - outlet- supermarket).



Complex's Characteristics:

1. Their Industrial units are equipped with full facilities.
2. The complex has a services area that includes (an administrative building, a bank, sales outlets, exhibitions, a mosque, a restaurant and a cafeteria)
3. The Interaction and integration between various types of industries by virtue of their proximity and being in one industrial zone.
4. The industrial complex is close to the residential block.
5. The area in which the complex is located is characterized by the ease of distributing manufactured products due to its proximity to various marketing places.



5 complexes that were launched in 2022

1- Aswan Governorate Complex

- General Location:

Zone: El-Genena and El-Shobak

Project Area: 17.56 feddans



Location of Aswan Governorate Complex

- Industrial Activity:

Number of Units: 308 units.

Unit's total Area: (Model A: 90 m²)
(Model B: 180 m²)

Establishments Type: metal

Industrial Sectors:

(apparel & ready-made garments – mining «building materials» – food – chemical - Engineering).



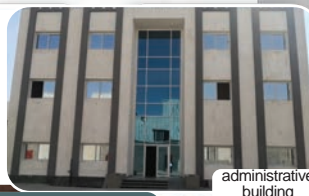
- Units' prices:

Monthly rent: EGP 19 /m²

Selling price: EGP 9506 /m²

Complex's Services:

(Bank- administrative building- outlets - supermarket - restaurant & cafeteria - exhibitions building).



Aswan Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units in different areas.
2. Availability of a service area includes bank- administrative building- outlets - supermarket - restaurant & cafeteria - exhibitions building.
3. Fire hydrant & extinguisher for each unit.
4. Aswan represents the only border governorate that enjoys a navigable river which connects it with around 19 countries through which the Nile River passes.

2- Qena Governorate Complex

- General Location:

Zone: El Hew

Project Area: 74 feddans



- Industrial Activity:

Number of Units: 420 units.

Unit's total Area: (Model A: 216 m²)

(Model B: 432 m²)

(Model C: 540 m²)

Establishments Type: metal

Industrial Sectors: (food - engineering - chemical).



- Units' prices:

Monthly rent: EGP 15.5 /m²

Selling price: EGP 6532 /m²

Complex's Services:

(Bank- administrative building- outlets - supermarket - restaurant & cafeteria - exhibitions building).



Qena Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units.
2. Availability of a service area which includes mosque - bank - restaurant & cafeteria - administrative building- exhibitions building - outlets- supermarket.
3. Fire hydrant & extinguisher for each unit.
4. Nearness to the Qena / Nag Hammadi desert dual carriageway.
5. "El Hew" complex in Nag Hammadi is located close to several mega factories such as Aluminum, Sugar and Wood factories. This represents an opportunity for the complex factories to be part of these factories' supply chain by providing supplementary industries.

3- Assiut Governorate Complex

- General Location:

Zone: Arab Al-Awamer

Project Area: 74 feddans



- Industrial Activity:

Number of Units: 272 units.

Unit's total Area: (Model A: 450 m²)

(Model B: 540 m²).

Establishments Type: metal

Industrial Sectors:

(engineering - chemical - food - pharmaceutical - leather)



- Units' prices:

Monthly rent: EGP 17.5 /m²

Selling price: EGP 3530 /m²

Complex's Services:

(Mosque - bank - restaurant & cafeteria - administrative building - exhibitions building - outlets- supermarket)



restaurant & cafeteria



bank



Mosque



outlet - supermarket



exhibitions building



administrative building

Assiut Complex's Services

Complex's Characteristics:

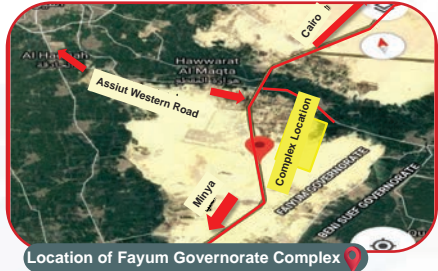
1. Fully utilized industrial units with various areas.
2. Availability of a service area which includes mosque- bank- restaurant & cafeteria- administrative building- exhibitions building – outlets supermarket.
3. Fire hydrant & extinguisher for each unit.
4. The complex is far from Safaga Port by around 460 km and far from Suez Port by around 550 km.
5. The complex is far from Asyut Airport by 40 km and far from Cairo Airport by around 350 km.
6. The complex is far from Assiut train station by around 16 km.

4- Fayum Governorate Complex (1)

- General Location:

Zone: New Fayum

Project Area: 51.22 feddans



Location of Fayum Governorate Complex

- Industrial Activity:

Number of Units: 116 units.

Unit's total Area: 648 m²

Establishments Type: metal

Industrial Sectors:

(food – Mechanical Power Engineering - engineering - chemical)



- Units' prices:

Monthly rent: EGP 20.06 /m²

Selling price: EGP 5825 /m²

Complex's Services:

(Mosque - bank - restaurant & cafeteria - administrative building - exhibitions building - outlets- supermarket).



Fayum Complex's Services (1)

Complex's Characteristics:

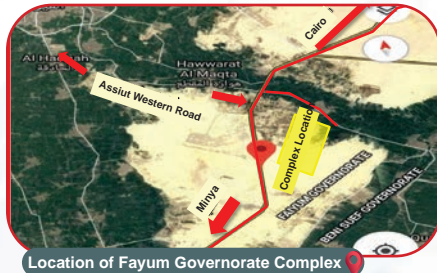
1. Fully utilized industrial units.
2. Availability of a service area which includes mosque- bank- restaurant & cafeteria- administrative building- exhibitions building –outlets- supermarket.
3. Fire hydrant & extinguisher for each unit.
4. The complex can be easily connected to the main traffic axes due to its proximity to Giza Governorate and 6th of October City.
5. The complex is promising and attractive for investment due to its proximity to various cities and Greater Cairo.
6. The project is located in the eastern extension of New Fayum City.
7. The project is located 3 km from the residential communities in the city.
8. The project is located about 300 m from the western Cairo-Assiut road.

5- Fayum Governorate Complex (2)

- General Location:

Zone: New Fayum

Project Area: 51.22 feddans



Location of Fayum Governorate Complex

- Industrial Activity:

Number of Units: 576 units.

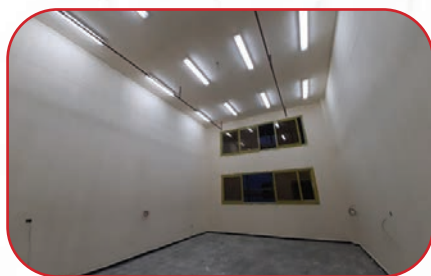
Unit's total Area: 48 m²

Establishments Type: concrete

Industrial Sectors:

(apparel & ready-made garments - «engineering - chemical (feeding the apparel and ready-made garments sector)» -

«Processing, packing and packaging of dry food - Aromatic plants packaging»).



- Units' prices:

Monthly rent: EGP 24 /m²

Selling price: EGP 22091 /m²



- Complex's Services:

(Mosque - bank - restaurant & cafeteria - administrative building
- exhibitions building - outlets- supermarket).





Fayum Complex's Services (2)

Complex's Characteristics:

1. Industrial units equipped with facilities that serve the targeted industrial sectors in the Complex
2. Availability of a service area which includes mosque- bank- restaurant & cafeteria- administrative building- exhibitions building –outlets- supermarket.
3. The Complex is equipped with an integrated firefighting system.
4. The complex can be easily connected to the main traffic axes due to its proximity to Giza Governorate and 6th of October City.
5. The complex is promising and attractive for investment due to its proximity to various cities and Greater Cairo.
6. The project is located in the eastern extension of New Fayum City.
7. The project is located 3 km from the residential communities in the city.
8. The project is located about 300 m from the western Cairo-Assiut road.



**7 complexes that were
launched in 2020**

1- Luxor Governorate Complex

- General Location:

Zone: El-Boghdady.

Project Area: Approximately 51 feddans



- Industrial Activity:

Number of Units: 206 units.

Unit's total Area: (Model A: 384 m²)
(Model B: 432 m²).

Establishments Type: metal

Industrial Sectors:

(engineering - food - chemical - building materials - apparel & ready-made garments).



- Units' prices:

Monthly rent: EGP 20 /m²

Selling price: EGP 4661 /m²

Complex's Services:

(Mosque – bank- restaurant & cafeteria - administrative building- exhibitions building - outlet - supermarket).



luxor Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units in different areas.
2. Fire hydrant & extinguisher for each unit.
3. Nearness to railway lines (Luxor- Safaga- Qena).
4. Nearness to Luxor International Airport.

2- Sohag Governorate Complex

- General Location:

Zone: West of Girga.

Project Area: Approximately 64.84 feddans.



- Industrial Activity:

Number of Units: 178 units.

Unit's total Area: (Model A: 612 m²)
(Model B: 648 m²).

Establishments Type: metal

Industrial Sectors: (food - engineering- chemical).



- Units' prices:

Monthly rent: EGP 18 /m²

Selling price: EGP 3925 /m²

Complex's Services:

(Mosque - bank- restaurant & cafeteria- administrative building- exhibitions building - outlet- supermarket).



Sohag Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units in different areas.
2. Fire hydrant & extinguisher for each unit.
3. The site's proximity to the residential area (about 4 km).
4. Labour force availability.
5. Nearness to Sohag International Airport.

3- Red Sea Governorate Complex

- General Location:

Zone: Hurghada.

Project Area: Approximately 40 feddans.



Location of Hurghada Complex

- Industrial Activity:

Number of Units: 159 units.

Unit's total Area: 336 m².

Establishments Type: metal.

Industrial Sectors:

(engineering - food - chemical - Mining (decorative building materials) - apparel & ready-made garments).



- Units' prices:

Monthly rent: EGP 27.5 /m²

Selling price: EGP 9052 /m²

Complex's Services:

(Mosque - bank- restaurant & cafeteria - administrative building- exhibitions building - outlets - supermarket)



restaurant & cafeteria



bank



Mosque



outlet - supermarket



exhibitions building



administrative building

Hurghada Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units.
2. Fire hydrant & extinguisher for each unit.
3. Nearness to railway lines (Safaga- Qena).
4. Nearness to the commercial ports (Hurghada port- Safaga port- El Qoseir port)
5. Nearness to airports (Hurghada airport- Marsa Alam airport).

4- Minya Governorate Complex

- General Location:

Zone: Al Matahrah.

Project Area: Approximately 19.1 feddans.



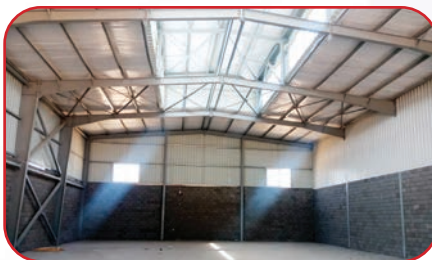
- Industrial Activity:

Number of Units: 68 units.

Unit's total Area: (Model A: 432 m²)
(Model B: 792 m²)

Establishments Type: metal.

Industrial Sectors: (engineering - food- chemical).



- Units' prices:

Monthly rent: EGP 20.5 /m²

Selling price: EGP 3944 /m²

Complex's Services:

(Mosque - bank - restaurant & cafeteria - administrative building- exhibitions building - outlets - supermarket).



Minya Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units in different areas.
2. Fire hydrant & extinguisher for each unit.
3. The site's proximity to the residential area (about 1.6 km).
4. Labour force availability.
5. Availability of many natural resources (limestone-yellow sand- gravel- gravel soil-clay- marble and other)

5- Beni Suef Governorate Complex

- General Location:

Zone: Bayad Al Arab.

Project Area: Approximately 73.5 feddans.



- Industrial Activity:

Number of Units: 266 units.

Unit's total Area: (Model A: 432 m²)
(Model B: 540 m²)
(Model C: 648 m²).

Establishments Type: metal

Industrial Sectors: (engineering - food - chemical - mineral).



- Units' prices:

Monthly rent: EGP 27 /m²

Selling price: EGP 6777 /m²

Complex's Services:

(Mosque - bank - restaurant & cafeteria - administrative building- exhibitions building - outlets - supermarket).



restaurant & cafeteria



bank



Mosque



outlet - supermarket



exhibitions building



administrative building

Beni Suef Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units in different areas.
2. Fire hydrant & extinguisher for each unit.
3. The site's proximity to the residential area besides the labour force availability.
4. Nearness to the main roads (Helwan/Kuraimat / Beni Suef free road- Beni Suef/ Cairo Eastern desert road).
5. Training centers, specialized universities & qualified technical schools).

6- Gharbia Governorate Complex

- General Location:

Zone: El-Mahalla El-Kubra

Project Area: Approximately 9.7 feddans.



Location of Gharbia Governorate Complex

- Industrial Activity:

Number of Units: 611 units.

Unit's total Area: 48 m².

Establishments Type: concrete.

Industrial Sectors:

(Chemical (feeding the apparel and ready-made garments sector) –

Engineering (feeding the apparel and ready-made garments sector) –
apparel & ready-made garments).



- Units' price:

Monthly rent: EGP 27.27 /m²

Complex's Services:

(Restaurant & cafeteria - Mosque).



Mosque



restaurant &
cafeteria

Gharbia Complex's Services

Complex's Characteristics:

1. Industrial units equipped with facilities that serve the targeted industrial sectors in the Complex
2. The Complex is equipped with an integrated firefighting system
3. The site's proximity to the residential area.
4. El-Mahalla El-Kubra city is considered one of the major trading centers in Lower Egypt.
5. Buildings are concrete constructions.

7- Alexandria Governorate Complex

- General Location:

Zone: Merghem 2

Project Area: Approximately 20.5 feddans.



- Industrial Activity:

Number of Units: 204 units.

Unit's total Area: 144 m².

Establishments Type: Metal.

Industrial Sectors: Plastic products.



- Units' prices:

Monthly rent: EGP 20 /m²

Ownership price: EGP 11685 /m²

Complex's Services:

(Mosque - bank - administrative building - outlets)



bank



Mosque



outlets



administrative
building

Merghem 2 Complex's Services

Complex's Characteristics:

1. Fully utilized industrial units.
2. The site's proximity to the main source of raw material for manufacturing plastic.
3. Technical support services provided by the Plastic Technology Center.
4. Training support services provided free of charge by the Industrial Training Center.
5. The site's proximity to the residential areas, besides the labour force availability.
6. Fire hydrant & extinguisher for each unit.

Procedures

General requirements

1. The allocation applicant shall reach the legal age (21 years) and does not work in the government, the public sector, the business sector, or as a member of the representative councils, and that he is not registered in the list of workers in the Bar Association.
2. The privatization applicant is obligated to submit the commercial register certificate that is used in allocation and a copy of the articles of association or the company's contract (for companies) within a maximum of three months from the date of determining the handover minutes.
3. The submitted project shall be in one of the activities of the industrial sectors specified in the terms of references.
4. In cases where ownership by bank funding is desired, the bank's final approval for financing the project shall be submitted before receiving the unit.
5. An environmental impact assessment study of the project shall be submitted in accordance with the laws, regulations and the organizing decisions. This study shall include methods of disposal of solid and liquid industrial waste, municipal waste as well as the reduction of emissions and gaseous pollutants.
6. The investor is allowed to apply for more than one unit, up to a maximum of eight units in the same industrial sector, and IDA has the right to determine the appropriate allocated units in light of the compatibility of activities with each other, as well as in light of IDA's strategy and vision.

7. It is prohibited for the person to whom the unit is allocated, whatever his nature, legal entity or the legal system to which he is subject, as of the time of approval of the assignment, to dispose of the unit in any way or to sub-let it during the lease term. It is not permissible also to dispose of the unit in any way of disposal or rent it, in the case of selling, except after paying the full price of the unit, operating the factory and starting production, referring to IDA to determine the standard costs of assignment and amending the contract and the handover record.

Required Documents

1. A photocopy of the investor's national ID card (the owner of a sole proprietorship or the original legal representative of the company).
2. A technical feasibility study of the project to be established on the industrial unit subject of the allocation request. This study shall be as stated in the study form attached to the terms of references.
3. A photocopy of the commercial register extract (that is used in allocation).
4. A photocopy of the company contract and its amendments or (the companies contract) (For existing companies).

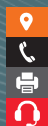
Incentives for Industrial Park Investors

To attract investors to industrial parks, IDA has introduced several incentives, as detailed below:

Before and After Incentives

Item	Before	After
Cost of Terms of Reference	EGP 2280	EGP 300-500
Fee for Submitting Offers	EGP 1140	Free
Cost of Application Study	EGP 2850	Free
Insurance Fee per Unit	EGP 50,000	EGP 10,000
Cost of Appealing a Rejected Application	EGP 10,000	Free
Maximum Units per Application	Units 4	No Limit
Rent Exemption	None	months from the date 9 of unit handover

1. The technical study form has been simplified, and the required economic study has been eliminated.
2. Permitting the investor to submit a request to allocate the unit using the commercial register.
3. A protocol has been signed with several banks in accordance with the Central Bank's initiative to finance those wishing to own industrial units.
4. The General Authority for Small, Medium, and Micro Enterprises (MSMEDA) is financing machinery, equipment, and working capital for projects within the units.
5. Industrial units are offered under an ownership-lease system with the possibility of changing the contract system from lease to ownership during the lease period if the investor wishes.
6. The annual rent increase for projects allocated more than 20 units has been reduced to 5% per year instead of 10%, fixed for four years, with a 10% annual increase starting from the fifth year.
7. Granting the investor a three-month period to obtain it and prove the new legal entity on the title deed (receipt certificate - lease contract) after receipt.



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