



GLOBAL CITY

www.globalcity.kz

MULTIFUNCTIONAL TRADE AND LOGISTICS HUB

Karaganda city, record quarter 134,
building 867

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trade

logistics

warehouse storage

customs control area

warehouse of dry storage

climatic warehouse

PRESENTATION

REPUBLIC OF KAZAKHSTAN
KARAGANDA

**FOR THE ATTENTION OF RETAIL AND WHOLESALE AND MINI-PRODUCTION
ENTREPRENEURS, COMPANY MANAGERS, TRANSPORT OPERATORS, LOGISTICIANS, COLD
CHAIN PARTICIPANTS, AND EXPORTERS!**

We invite you to take advantage of the unique business opportunities offered by the new, unparalleled multifunctional trade and logistics hub, Global City, in Kazakhstan.

Why should our proposal interest you?

The geographical advantage of Karaganda lies in its central location within the Republic. This makes the city a strategically important element of logistics. Karaganda is a major industrial, scientific, and cultural urban conglomerate, serving as a hub for Kazakhstan's transport corridors, as well as for the China–Russia–Western Europe and Uzbekistan–Russia (Ural, Siberia) routes.

Its favorable geographical position provides Kazakhstan with potential access to the markets of the region's largest economies — Russia and China — while also creating a competitive advantage in transit and transportation.

As a consumer market, Karaganda is also of significant interest, ranking fourth in Kazakhstan by population (600,000 residents, and approximately 1 million including satellite cities), following Almaty, Shymkent, and nearby Astana.

The well-developed warehouse infrastructure spanning an area of 80 hectares, with potential expansion to 105 hectares, and the advanced material and technical equipment of Global City, make the complex the only logistics hub in the region capable of handling up to 1.8 million tons of cargo annually by rail alone.

All of the above, combined with the ability to conduct business in one place without unnecessary expenses, provides compelling reasons to choose Global City as your business partner.

It is for these reasons that many large domestic and international companies have already chosen Global City today.

We look forward to become your trusted partners!

**TRANSPORT
CORRIDORS**



OVERVIEW

TRADE AND LOGISTICS HUB

01

TRADE infrastructure

The Shopping and Entertainment Center – 42,000 sq.m, Trading House, 149 shopping pavilions, Farm Center – 2000sq.m.

02

WAREHOUSE infrastructure

Warehouses of Class “A” and “B+,” multifunctional warehouse terminals, cross-docks with 164 truck bays, cargo terminal/container yard covering 30,000 sq.m., 7 rail spurs, 3 temporary storage warehouses, and a customs warehouse.

GLOBAL CITY

The Global City Trade and Logistics Hub is conventionally divided into three complexes (№ 1, № 2, and № 3) and includes 19 dry storage warehouses and a climate-controlled warehouse, 4 multifunctional warehouse terminals, 2 cross-docks, a cargo terminal with a container yard equipped with a gantry crane, a railway ramp with 5 rail spurs accommodating 102 railcars, and a hydraulic ramp. Complex № 3 also features two rail spurs, enabling the warehouse hub to simultaneously receive and handle an additional 39 railcars.

The warehouse space is complemented by a customs control zone and 3 temporary storage warehouses: container, vehicle (including oversized cargo), railcar.

The Trade Infrastructure at GlobalCity includes - two shopping centers, 149 retail pavilions and farmer's market center.

At present, the company collaborates with the following anchor tenants: GlobalLink Distribution (Teez) – the first Kazakhstani marketplace operating under the concept of social e-commerce; Metso – an international engineering corporation; KamaTyresKz – the first state-of-the-art automotive tire production plant in Kazakhstan; The Ukrainian transport and logistics company ZAMMLER, which is the main supplier for the KASPI Store; The trading company Apple City Corps, the official distributor of P&G (Procter & Gamble); Estel – a Russian manufacturer of professional hair cosmetics; Yashkino, a brand of KDV Group, one of the largest Russian food holdings; and others.



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60 000 m²
total retail space

TRADE infrastructure

The retail space of the complex includes the Global City Shopping and Entertainment Center, the Global City Trend retail and business center, trade pavilions and the Farm Market Center.

A huge product selection! Customers enjoy making purchases at optimal prices in a comfortable environment, choosing from a wide range of goods and food. Food and meat products, clothing and footwear, children's goods, clothing, and toys, national clothing, underwear, dishes and bedding, household chemicals and appliances, building materials and tools, cars, and much more — from domestic and foreign manufacturers, delight buyers with quality and price range to suit every budget.

TRADE

infrastructure

SHOPPING AND ENTERTAINMENT CENTER

42 000 m²



GLOBAL CITY TREND TRADE AND BUSINESS CENTER

7420 m²



149 shopping pavilions

SINGLE- AND DOUBLE-STORIED SHOPPING PAVILIONS

7760 m²
total space



FARMER'S CENTER

2000 m²





40 700 m²
Complex № 1

WAREHOUSE
infrastructure

**MULTI-TEMPERATURE
CLIMATIC WAREHOUSE**

7500 m²

Two warehouse-freezers up to -24°C
Four multi-temperature chambers: from +6 to +22°C
Two fruit chambers: from +6 to +8°C
Operating temperature to +15°C
Five storage longlines
Automatic fire extinguishing system
Car docks - 12
Modern loading technique
Closed-circuit television
Office spaces – 1500 m²



WAREHOUSE OF DRY STORAGE № 1
6000 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 12
Modern loading technique
Closed-circuit television
Office spaces – 1150 m²



WAREHOUSE OF DRY STORAGE № 2
6000 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks- 12
Modern loading technique
Closed-circuit television
Office spaces – 1150 m²



MULTIFUNCTIONAL WAREHOUSE TERMINALS

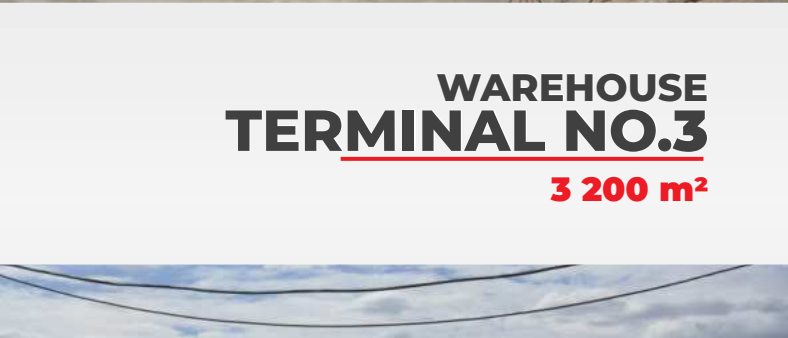
WAREHOUSE TERMINAL NO.1

3 300 m²



WAREHOUSE TERMINAL NO.2

3000 m²



WAREHOUSE TERMINAL NO.3

3 200 m²



WAREHOUSE TERMINAL NO.4

1 500 m²



CROSS DOCKS NO.1, NO.2

5100 m²
each cross dock area



CARGO TERMINAL
30 000 m²

1,800,000 tons
operational capacity **per year**

CONTAINER PLATFORM

- a gantry crane with a load capacity of 50 tons,
- site capacity - 600 containers.



RAILWAY SIDINGS No. 1 and No. 2

Direct access to the Maikuduk railway station.



RAILWAY RAMP

- railway sidings No. 3-4-5;
- Hydraulic overpass;
- TSW No. 3 for 5 wagons.



HYDRAULIC OVERPASS

Loading/unloading of vehicles weighing up to 3 tons

102 railcars can be simultaneously delivered and processed

5 railway spurs
+1 siding track

CUSTOMS CONTROL AREA. CUSTOMS WAREHOUSE. TSW.

An important element of the complex is the customs control zone with a customs warehouse and temporary storage warehouses.



**OPEN-AIR
CUSTOMS WAREHOUSE**
2500 m²



TEMPORARY STORAGE WAREHOUSE No. 2
2500 m²

TEMPORARY STORAGE WAREHOUSE No. 1
1500 m²



TEMPORARY STORAGE WAREHOUSE No. 3
2700 m²

WAREHOUSE

infrastructure

55 000 m²

Complex № 2

WAREHOUSE OF DRY STORAGE № 1

6500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 13
Modern loading technique
Closed-circuit television
Office spaces – 1440 m²



WAREHOUSE OF DRY STORAGE № 2

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 3

5538 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 4

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 5

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 6

4000 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 7
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 7

4250 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 14
Modern loading technique
Closed-circuit television
Office spaces – 1200 m²

WAREHOUSE OF DRY STORAGE № 8

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 9

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 10
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 10

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 10
Modern loading technique
Closed-circuit television
Office spaces – 1200 m²

GlobalCity's warehouse space includes a variety of facilities that ensure high-quality and safe handling and storage of goods



WAREHOUSE

infrastructure

38 100 m²

Complex № 3

WAREHOUSE OF DRY STORAGE № 1

6200 m²
rail-accessible

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 13
Modern loading technique
Closed-circuit television
Office spaces – 1440 m²



WAREHOUSE OF DRY STORAGE № 2

6200 m²
rail-accessible

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 3

5000 m²
rail-accessible

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 4

5000 m²
rail-accessible

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 5

6000 m²
rail-accessible

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 11
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 6

5500 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 7
Modern loading technique
Closed-circuit television
Office spaces – 432 m²

WAREHOUSE OF DRY STORAGE № 7

4200 m²

Five storage longlines
Automatic fire extinguishing system
Operating temperature to +15°C
Car docks - 14
Modern loading technique
Closed-circuit television
Office spaces – 1200 m²

NEW WAREHOUSES FROM 4000 M² ARE AVAILABLE

LAYOUT PLAN OF THE
WAREHOUSE TERMINALS



SPECIFICATIONS

1. Warehouse № 1: S = 6,200 m², rail-accessible
2. Warehouse № 2: S = 6,200 m², rail-accessible
3. Warehouse № 3: S = 5,000 m², rail-accessible
4. Warehouse № 4: S = 5,000 m², rail-accessible
5. Warehouse № 5: S = 6000 m², rail-accessible
6. Warehouse № 6: S = 5,500 m²
7. Warehouse № 7: S = 4,200 m²
8. CHECKPOINT
9. Lounge
10. Car parking

COOPERATION

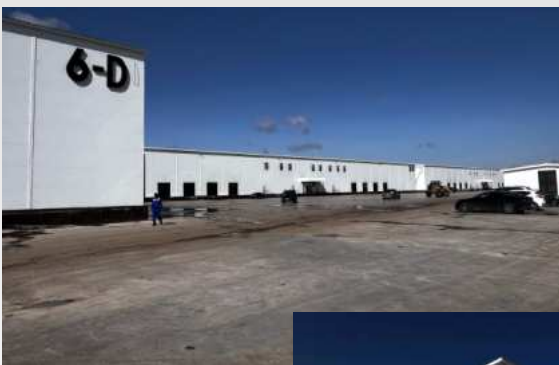
Trade and Logistics Hub Global City invites you to consider the opportunities for mutually beneficial long-term cooperation in the provision of warehouse space and cargo terminal services in Karaganda, Kazakhstan.

Potential cooperation options:

1. Renting a ready-to-use warehouse (7 new warehouses available, 5 of which are rail-accessible);
2. A two-stage transition from renting a ready-to-use warehouse to renting a warehouse designed and built specifically for your needs;
3. Cargo terminal services;
4. Temporary storage warehouse services;
5. Customs warehouse services.

SPECIAL OFFER

7 new warehouses are available for rent, including 5 rail-accessible warehouses starting from 4,000 m².



Our partners can always choose from a wide range of our services or operate comprehensively, using all our facilities. Today these are: leasing of dry storage warehouse over 4000 m²; office leasing; cargo terminal services: railway sidings, locomobile, gantry crane, container yard, TSWs, customs warehouse, hydraulic overpass, handling equipment; round-the-clock security.



DEVELOPMENT OF WAREHOUSE INFRASTRUCTURE

At present, Global City has 10 hectares of available land, on which approximately 100,000 sq.m. of warehouse space can be constructed.

To implement the warehouse construction project, Global City relies on its construction company, operating in the market since 2008, equipped with all necessary construction machinery, as well as its own metal structures and sandwich panel production plant, and a concrete batching plant.

The company has extensive experience in construction projects of any complexity. The most recent large-scale project was the construction of the Transport and Logistics Hub Global City, covering a development area of 95 hectares.

The advanced warehouse infrastructure and material and technical equipment of Global City make the complex the only logistics hub in the region capable of processing up to 1.8 million tons of cargo annually, with plans to increase this capacity to 3.5 million tons in the near future, solely via rail transport.

GlobalCity TLH invites you to consider opportunities for mutually beneficial long-term cooperation.

Complex № 4

PROJECT FOR THE FURTHER
DEVELOPMENT OF GLOBAL CITY INFRASTRUCTURE



25 ha
SITE AREA

GLOBAL CITY IS DESIGNED FOR THOSE WHO STRIVE TO PROVIDE THEIR BUSINESS WITH THE BEST CONDITIONS. WE INVITE YOU TO BECOME OUR PARTNER AND EXPAND THE HORIZONS OF OPPORTUNITIES FOR THE GROWTH OF YOUR COMPANY.

For partnership inquiries

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