

Smart Eco-Industrial Park (SEIP) Lamongan



› Project Description

The Lamongan Smart Eco-Industrial Park (SEIP) Project is located in Brengkok Village, Brondong Sub District, Lamongan Regency, East Java Province. This Lamongan Smart Eco-Industrial Park constitutes a strategic project encouraged by the Indonesian Government to support the development of ESG (Environmental, Social, and Governance) and green industry increase in Indonesia. The competitive advantages of this Lamongan Smart Eco-Industrial Park (SEIP) Project are it has adequate availability of industry-supporting infrastructures, good accessibility, and connectivity, competitive UMK, and abundant Natural Resources. The Lamongan Smart Eco-Industrial Park (SEIP) is prioritized for the fish manufacturing industry, fish freezing industry, salt manufacturing industry, chemical industry, pharmaceutical industry, traditional medicine industry, and livestock/fish feed industry/, agriculture downstream industry. In the Master Plan, the site offered for the Lamongan Smart Eco-Industrial Park (SEIP) is 530.37 Ha with 2 stages of development (Stage 1: 419.38 Ha and Stage 2: 110.99 Ha).

Other infrastructure available at the Lamongan Smart Eco-Industrial Park (SEIP) are a primary road network, close to a toll gate plan, close to Bengawan Solo Watershed (existing), availability of an existing telecommunications network (Fixed Network), availability of natural gas network from a manufacturing refinery, availability of Hazardous & Toxic Waste Treatment System plan at PT. Dowa (900 m). In addition, this Industrial Park is also supported by good accessibility, such as Juanda International Airport, Shorebase Lamongan Port, Tanjung Perak Port, and Lamongan Train Station

Key Investment Highlight

Location	Kedungsari Village, Tarokan Sub-district, Kediri Regency, located at coordinates 7° 42' 33.7" South Latitude and 111° 56' 02.5" East Longitude.
Total Area/ Land Status	46,588 m2 or 4.7 Ha
Business Scheme	Business-to-Business (B2B) scheme involving retail, wholesale traders, hotel corporations, export activities, and others.
Est. Investment Value	USD 18,42 million IDR 294.767.882.231,00
Project Owner	Investment and Integrated License Services of Kediri Regency
Financial Feasibility	• Concession Period: • IRR : 30,74 % • PP : 5 years 4 month • NPV : IDR 303.412.342.791 • PI : 7,61 • BEP : 4 years 7 month • BCR : 1, 23

Accessibilities



- Access to Lamongan City : 45 Km or 1 hour 6 minutes
- Access to Tanjung Pakis : 24,5 Km or 30 minutes
- Access to nearest toll gate : 20 Km or 30 minutes
- Access to Station: 58 Km or 1 hour 22 minutes
- Access to Surabaya - Gresik: 72 Km or 1 hour 18 minutes
- Access to B3 waste processing: 0,9 Km or 5 minutes

Development Concept



This investment project has been profiled by banking institutions i.a.



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