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Industrial Estates Project (IEP)  
for Small Scale Industries,  
Egypt.

The Bassatine Industrial Estate  
Feasibility Study



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المركز القومي للبحوث الإسكان والبناء  
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# FEASIBILITY STUDY

## THE BASSATINE INDUSTRIAL ESTATE PROJECT

### Executive Summary

The primary objective of this feasibility study is to establish the financial and socio-economic viability of the IEP in the Egyptian Leather Company (ELCO) hangar in Bassatine, Cairo. The Bassatine IEP presents itself as a pilot project, and sets a model for cooperation among the public sector, government offices, and the private sector in the establishment of industrial estates for small scale industries (SSIs) in Egypt in general and Cairo in particular. The study includes a site description, project development cost estimate, market survey, revenue analysis, and a cashflow, as well as a profitability analysis. It concludes with an implementation plan outlining the roles to be played by all parties involved in IEP implementation.

### Site Description

The site is located in a partially utilized concrete hangar owned by the Egyptian Leather Company. The two-storey hangar is located in the industrial area of Bassatine, and is connected to all necessary off-site infrastructure. The hangar has excellent access to major roads, particularly the Cairo-Helwan Autostrade, and lies nearby densely populated low income neighborhoods where labor and markets for SSIs are available.

### Project Components

The development of the hangar includes the extension of on-site infrastructure, concrete work, erection of workshop partitions, and a modest amount of finish work. The result is a total floor space of 8,660 m<sup>2</sup> of which 6,160 m<sup>2</sup> (70% of total area) will be dedicated for workshops while the remaining will be used for throughways and services. Proposed workshop layouts have been prepared showing workshops with areas varying from 30, 40, 50, 60 and 70 m<sup>2</sup>.