



AIIP – Free Trade Zone

Creating an Enabling Environment for All
your Investments to Thrive



Welcome to AIIP	-----	3
Who We Are	-----	4
The AIIP Advantage	-----	5
Key Success Factors	-----	5
Abia State	-----	7
AIIP – Infrastructure Layout	-----	9
Stakeholder Structure	-----	10
Stakeholder Highlight	-----	10
Investment Process	-----	11
Message from the CEO	-----	12
Contact Us	-----	12



Welcome to AIIP

Welcome to Abia Industrial Innovation Park (AIIP), the pioneering force that is redefining the landscape of industrial progress and innovation in Africa. As you embark on this journey with us, we extend a warm and enthusiastic welcome to the heart of West Africa's industrial revolution.

A Visionary Destination

AIIP isn't just a place; it's a visionary destination where innovation, collaboration, and growth converge. Located in the vibrant Owaza area of Abia State, Nigeria, AIIP stands as a beacon of industrialization, a testament to our commitment to shaping a thriving future for generations to come.

Our Vision

At AIIP, we dream big. Our vision transcends traditional boundaries and envisions a world where industries blend, innovation knows no limits, and sustainability is at the core of all we do. We aspire to create an ecosystem that drives the future of industrial transformation in Africa, powered by innovation and green technology.

We envision a world where boundaries blur, industries intersect, and innovation knows no limits. Our Vision is to create an Ecosystem for future Industrial Transformation of Africa Powered by innovation and Green Technology.

A Commitment to Collaboration

AIIP is more than just a physical space; it's a commitment to fostering a collaborative ecosystem of growth and innovation. Our journey begins with you, and we pledge to guide and support you every step of the way. Transparency, collaboration, and shared success are the cornerstones of our approach.

As you explore the opportunities that AIIP offers, you'll find a dynamic and thriving community of like-minded entrepreneurs, innovators, and investors, all working together to shape the future of industrial development.

Your Path to Prosperity Starts Here

AIIP is your gateway to a world of possibilities. Whether you're an investor seeking opportunities, an entrepreneur with groundbreaking ideas, or a business looking for a supportive environment to grow, AIIP has a place for you.

As you navigate this brochure and delve into the myriad opportunities AIIP presents, we invite you to embark on a journey of innovation, growth, and transformation. Our commitment to you is unwavering, and our dedication to catalyzing industrial development in Africa is resolute.

Thank you for choosing AIIP as your partner in progress. Together, we'll shape tomorrow, today.



Who We Are

Key Characteristics

The park will be located within proximity to major commercial interest including the Onne Sea Port, Aba Town, Port Harcourt Town, Owerri Town and Uyo Town. The industrial park aims to play an integral role in Nigeria's green energy transition to cleaner energy with active participation in the low carbon transition without compromising returns.

Our mini-seaport facilitates the efficient evacuation of produced goods, ensuring a streamlined supply chain and minimizing operational hassles. You have access to a regional market for finished products such as LPG, LNG, CNG, Fertilizers, and more, enhancing your market reach.

AIIP offers shared infrastructure and industrial activities that include:

- ✓ Hundreds of Large-scale Industries: Diverse investment opportunities across a wide array of sectors.
- ✓ Over 500 SME Companies: A thriving ecosystem of small and medium-sized enterprises.
- ✓ Real Estate Investment Opportunities: Rental income from residential and commercial asset classes.
- ✓ Shared Clearing House and Warehousing Facilities: Streamlined logistics and storage solutions.
- ✓ Shared Power Systems and Road Networks: Cost-effective utilities and efficient transportation.

Unveiling Africa's First Innovation Cluster

AIIP is poised to make history as West Africa's inaugural innovation cluster dedicated solely to scaling industrial production and the manufacturing of goods and services. As we embark on an extraordinary journey of transformation, empowerment, and profound impact.

Our Commitment to Innovation

AIIP takes immense pride in being at the forefront of industrial development. We are resolutely committed to nurturing an environment that fosters creativity and ingenuity, propelling breakthroughs in manufacturing, logistics, energy, and real estate.

Empowering Economic Diversity

At AIIP, we wholeheartedly believe in the transformative power of diversity. Our multifaceted approach encompasses a wide spectrum of economic activities, ensuring that every sector receives the resources and support required to prosper.

Strategic Partnership

AIIP is a strategic partnership forged between visionaries and innovators. With unwavering support from the Abia State Government, we are exceptionally positioned to realize our shared dream of propelling Nigeria's industrial landscape to new heights. `



The AIIP Advantage

Strategic Location: AIIP's prime location in the Owaza area of Abia State offers unparalleled access to markets, suppliers, and talent, providing a competitive advantage for businesses.

Diverse Economic Activities: AIIP encompasses a wide range of economic activities, from manufacturing to logistics, oil and gas to energy, and real estate, allowing for diversified investments.

Innovation-Driven Environment: AIIP fosters an environment that nurtures creativity and drives innovation, ensuring your business stays at the forefront of technological advancements.

Sustainability Focus: AIIP is committed to sustainability and green technology, integrating eco-friendly practices to contribute to a more sustainable future.

Strategic Partnerships: With strategic partnerships across sectors and strong government support, AIIP offers a solid foundation for success.

Infrastructure and Resources: Shared infrastructure, industrial activities, and resources empower businesses, from large-scale industries to SMEs.

Contribution to Local Development: Investing in AIIP contributes to the growth of Abia State's internally generated revenue (IGR) and creates employment opportunities for the local community.

Strong Revenue Streams: AIIP generates substantial annual revenue, ensuring financial stability and growth potential for investors.

Key Success Factors

Paving the Path to Prosperity

Investing in Abia Industrial Innovation Park (AIIP) offers a unique opportunity to be part of a transformative journey. To ensure your success, it's essential to understand the key factors that contribute to prosperity within our ecosystem:



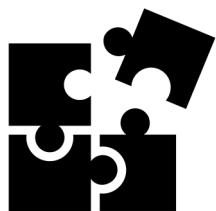
Strategic Location:

AIIP's strategic location in the Owaza area of Abia State provides unparalleled access to domestic and international markets, offering a competitive edge for your business endeavors.



Diverse Economic Activities:

Our comprehensive approach encompasses a wide spectrum of economic activities, from manufacturing to logistics, energy to real estate, allowing you to diversify your investments and mitigate risks.



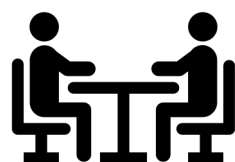
Innovation-Driven Environment:

AIIP thrives on innovation, fostering a culture that nurtures creativity and drives breakthroughs in various sectors, ensuring that your business stays at the forefront of technological advancements.



Sustainability Focus:

We are committed to green technology and sustainable practices, ensuring that your investments align with eco-friendly principles while securing long-term viability.



Strategic Partnerships:

AIIP's strategic partnerships with the Abia State Government and visionary stakeholders provide a solid foundation for success, offering the necessary support and resources for growth and innovation.



Infrastructure and Resources:

Shared infrastructure, industrial activities, and access to resources empower businesses of all sizes, from large-scale industries to SMEs, to thrive within our ecosystem.



Contribution to Local Development:

Your investment significantly contributes to the growth of Abia State's internally generated revenue (IGR) and creates employment opportunities for residents and the host community, fostering economic development.



Access to Steady Affordable Power

Access to relatively cheap and reliable power is crucial to the success of any industrial zone, enabling consistent production schedules and cost-effective processes. The AIIP will leverage proximity to Natural gas deposits, to ensure cheap reliable power.



Abia State “God’s Own State”

Abia State, known in the Igbo language as "Òha Abia," is situated in the South-East geopolitical region of Nigeria. It shares its borders with Anambra State to the northwest, Enugu and Ebonyi States to the northeast, Imo State to the west, Cross River State to the east, Akwa Ibom State to the southeast, and Rivers State to the south.

Nestled in the southeastern region of Nigeria, Abia State is a land of rich cultural heritage, natural beauty, and immense economic potential. With its capital city, Umuahia, and commercial hub, Aba, Abia State is a dynamic and vibrant state that has carved its name as a promising destination for investment, growth, and development.

Abia Citizens 4M+	Local Governments 17	Investment Sites 20+	Year of Creation 1991
-----------------------------	--------------------------------	--------------------------------	---------------------------------

A Thriving Economic Landscape

Abia State's economic landscape is characterized by diversity and resilience. The state boasts a thriving entrepreneurial spirit, making it one of the foremost commercial centers in Nigeria. Aba, in particular, is renowned as the “the Japan of Africa” of Nigeria due to its bustling commerce, especially in the fashion and garment industry.

Abia State's Strategic Location

Strategically located, Abia State serves as a vital gateway to several neighboring states in Nigeria. Its accessibility and connectivity to key transportation networks facilitate the movement of goods and services, making it an attractive destination for businesses seeking to expand their reach within Nigeria and beyond.

Abundant Natural Resources

Abia State is blessed with abundant natural resources, including arable land, which makes it an ideal location for agriculture. The state is a significant producer of palm oil, yams, cassava, and other agricultural products. Its agricultural potential presents numerous investment opportunities across the value chain.

Investment-Friendly Environment

The government of Abia State has taken significant strides to create an investment-friendly environment. Initiatives aimed at promoting ease of doing business, infrastructure development, and the support of small and medium-sized enterprises (SMEs) have contributed to the state's economic growth.



Gateway to the Southeast and Beyond

Abia State's location at the crossroads of Nigeria's southeastern region positions it as a strategic gateway to the broader West African market. As the Abia Industrial Innovation Park (AIIP) takes shape, the state is poised to become a hub for industrial development, innovation, and economic transformation.

A Bright Future Ahead

Abia State is a land of promise, where the fusion of tradition and modernity creates a unique and dynamic environment for growth. It's a place where the entrepreneurial spirit thrives, where opportunities abound, and where innovation and collaboration are driving forces. As you explore the market analysis in the following sections, you'll discover the immense potential that Abia State holds for businesses, investors, and visionaries seeking to be a part of its transformative journey

Paving the Path to Prosperity

Investing in Abia Industrial Innovation Park (AIIP) offers a unique opportunity to be part of a transformative journey. To ensure your success, it's essential to understand the key factors that contribute to prosperity within our ecosystem:

- ✓ Mini-Seaport
- ✓ Domestic Airport
- ✓ 24-7 Industrial Power
- ✓ Access to Natural Gas



ABSG IGR (2022)
N20.1B

ABSG Budgeted IGR (2023)
N30.9B

AIIP Projected Revenue
when sold out (2023 & 2024)
N584.94B

ABSG Total Budget (2023)
N160.5B

Investment Opportunities

Competitive Advantage

- ✓ Strategic location (borders 7 states)
- ✓ Industrial hub in Aba consists of agro allied, fertilizer companies, textiles, minerals, plastic, oil and gas industries, real estate
- ✓ A developed shoe and garment industry
- ✓ Large iron ore deposits



Oil Palm



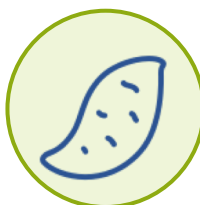
Livestock



Rubber



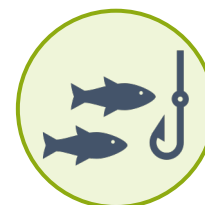
Limestone



Cassava



Industrial Park



Aquaculture



Crude Oil



Rice



Cocoa



Cashew



Natural Gas



Cat
D0

Innovation Square, Banking & Other Commercial activities -
Hotels, Bars, Restaurants etc

Subscription	Lease Rate/sqm	Lease Fee/lot
US\$5k	US\$20	US\$200k

Cat
D1

Lock-Up Shops

Subscription	Size - 20sqm	Lease Fee/lot
US\$1k		US\$8k

Cat
D2

Lock-Up Shops

Subscription	Size - 11sqm	Lease Fee/lot
US\$500		US\$5.5k

Residential - Green Golf Estate

Cat
E

RE	Residential - Shell Finishing	Subscription - US\$500
RE - 01	Buildable Land	Size - 600sqm Lease Fee/lot US\$50k
RE - 01	Fully detached - 4 Bed Duplexes	Size - 600sqm Lease Fee/lot US\$95k
RE - 02	Semi-detached - 4 Bed Duplexes	Size - 600sqm Lease Fee/lot US\$70k
RE - 03	Terrace - 4 Bed Duplexes	Size - 600sqm Lease Fee/lot US\$55k
RE - 04	Apartment - 3 Bed	Lease Fee/lot US\$25k
RE - 05	Apartment - 2 Bed	Lease Fee/lot US\$15k
RE - 06	Apartment - 1 Bed	Lease Fee/lot US\$10k



Small Scale Industries

- ✓ Commercial zone
- ✓ Small manufacturing zone
- ✓ Logistics and warehousing zone

Cat
C

No of Lots **8k**

Subscription	Lease Rate/sqm	Lease Fee/lot
US\$5k	US\$20	US\$20k
Min sqm/lot = 1k		

Cat
A

Large Scale Industries

- ✓ Heavy Energy Industries
- ✓ Petrochemical/ Fertilizer Industries
- ✓ Steel Plant
- ✓ Breweries
- ✓ Gas Zone

No of Lots **220**

Subscription	Lease Rate/sqm	Lease Fee/lot
US\$25k	US\$23	US\$460k
Min sqm/lot = 20k		

Medium Scale Industries

- ✓ Renewable & Biotech Zone
- ✓ Textile & Leather Industries
- ✓ NCDMB Zone
- ✓ Waste to wealth zone
- ✓ Agro Processing zone

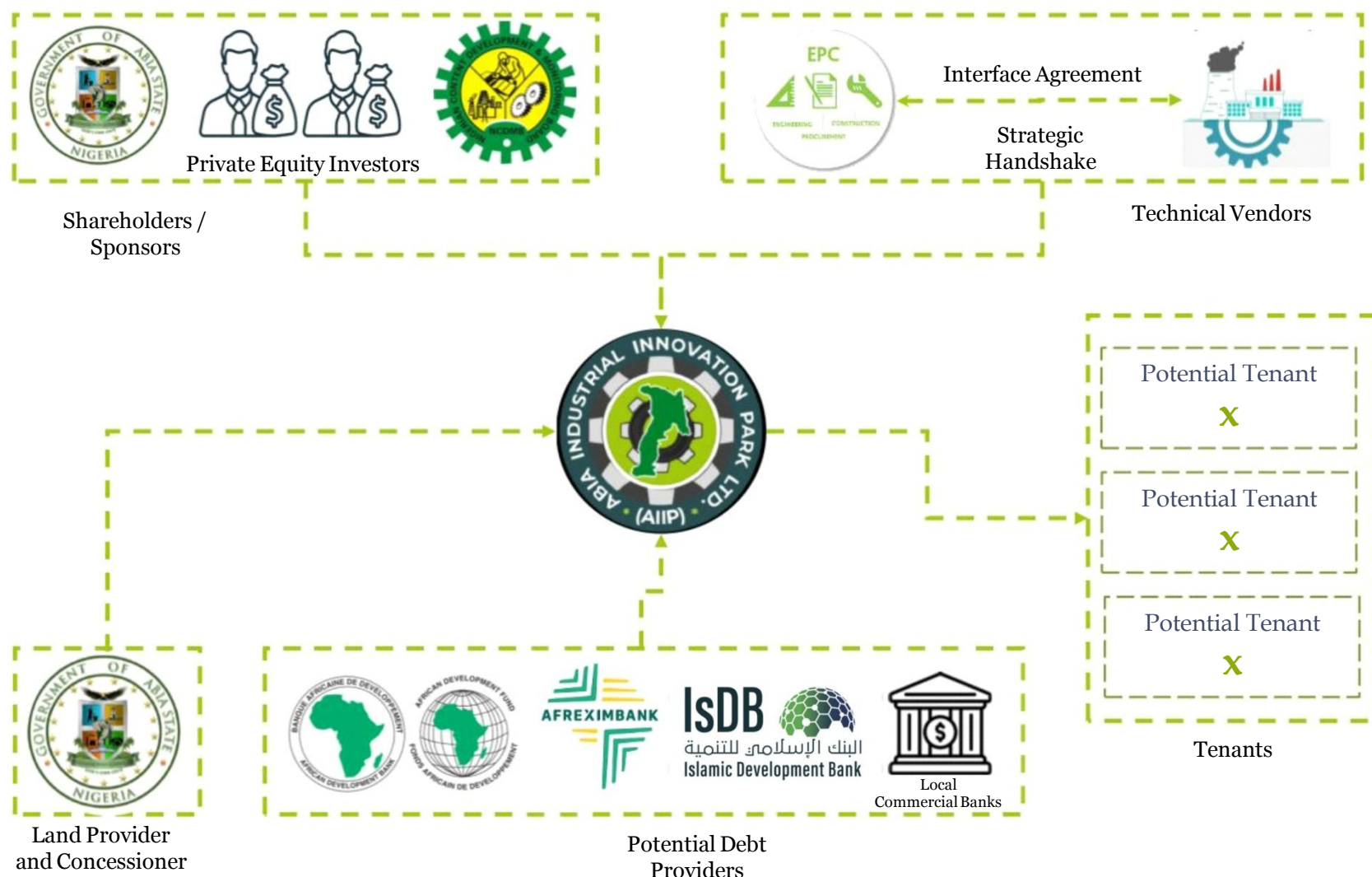
Cat
B

No of Lots **310**

Subscription	Lease Rate/sqm	Lease Fee/lot
US\$20k	US\$20	US\$200k
Min sqm/lot = 10k		



Stakeholder Structure



Strategic Partner Profile -NCDMB

The Nigerian Content Development and Monitoring Board (NCDMB) was established in 2010 by the Nigerian Oil and Gas Industry Content Development (NOGICD) Act. NCDMB is vested with the mandate to make procedures that will guide, monitor, coordinate and implement the provisions of the NOGICD Act signed into law on April 22, 2010. The Nigerian Content Development and Monitoring Board (NCDMB) has made a significant stride in fulfilling its mandate of fostering quality local participation in the large industries sector by investing in a state-of-the-art Skills and Innovation Center.

This institution serves as a dynamic hub where aspiring engineers, technicians, and professionals receive world-class training and exposure to cutting-edge technologies. The center's mission is to equip individuals with the skills and knowledge needed to excel in the oil and gas industry and other major sectors, ensuring they meet industry standards and global competitiveness. Moreover, the center fosters a culture of innovation, providing a nurturing environment for local entrepreneurs and inventors to bring their ideas to life.



Investment Process –Path to Partnership

Navigating the Investment Journey with AIIP

This section provides an overview of the comprehensive process for becoming an investor or subscriber with AIIP. While it serves as a conceptual framework, we recommend referring to official AIIP communications for precise and up-to-date information regarding the investment process.

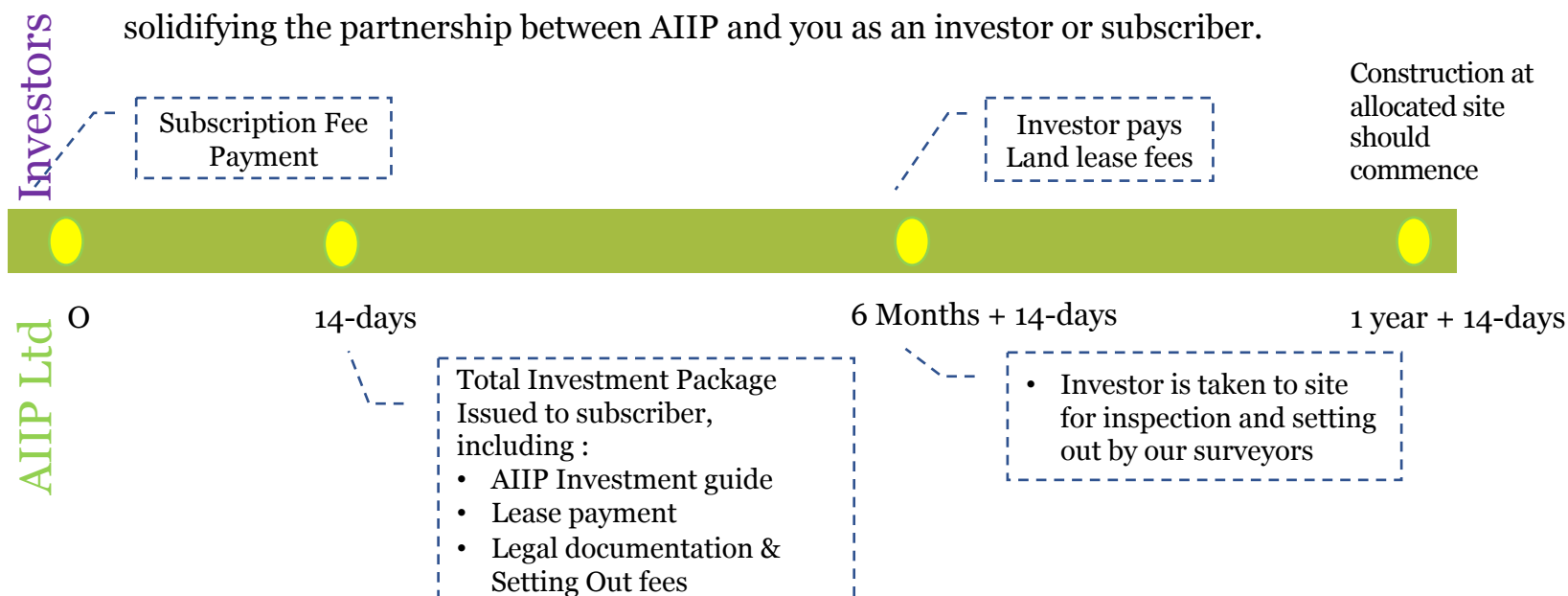
1. Express Your Interest in AIIP

Your journey with AIIP begins with your expression of interest. We are thrilled to acknowledge your presence and your keen interest in the promising prospects of Abia State as envisioned by the Abia Industrial Innovation Park. To initiate the process, simply log on to <https://aiip.com.ng/portal/> and complete the form.

2. Required Documents and Forms

AIIP has streamlined the onboarding process with the following essential documents and forms to be provided to your sequel to your completion of the online form:

- **Expression of Interest (EOI) Form:** This preliminary form allows us to gauge your interests and preferences as a potential investor or subscriber.
- **Proposal Document:** Upon receiving your EOI, AIIP provides you with a customized proposal outlining the terms, benefits, and responsibilities associated with your investment or subscription.
- **Legal Agreements:** These agreements detail the precise terms of your investment or subscription, defining your rights and obligations within the partnership.
- **Payment Instructions:** Clear and straightforward instructions will guide you through the process of making the required payment or subscription fee.
- **Confirmation Letter:** Once all requirements are met, AIIP issues a formal confirmation letter, solidifying the partnership between AIIP and you as an investor or subscriber.





Message from the CEO



At Abia Industrial Innovation Park (AIIP), we are not just building a future; we are shaping it. We are on a mission to redefine the industrial landscape of Africa, and this journey would be incomplete without visionary partners like you.

I am fueled by an unwavering passion for development. This passion has been the driving force behind AIIP's inception and continues to ignite our efforts every day. We firmly believe that true progress lies at the intersection of innovation, collaboration, and commitment.

AIIP is not just a park; it's a hub of possibilities. Our vision extends beyond infrastructure; it encompasses a commitment to nurturing talent, fostering innovation, and creating sustainable solutions that will transform lives and drive economic growth across the region.

As a potential investor, your participation in this journey would not only be an investment in AIIP but also an investment in the future of Africa. Your support will enable us to push boundaries, break barriers, and set new standards for industrial development. We are eager to discuss how we can collaborate to achieve our shared vision. Thank you for considering this partnership. Together, we can shape a brighter future for Africa and leave a lasting impact on the world.

Chinedu Onyiezu
Abia Industrial Innovation Park
Chief Executive Officer

Contact Us

Contact Us: Connect with AIIP

We invite you to explore the limitless possibilities, collaborative opportunities, and exceptional value that await you here.

Express Your Interest in AIIP

To express your interest in AIIP and discover the power of synergy, innovation, and growth, please feel free to reach out to us. Your journey to success starts here, and we're here to guide you every step of the way.

Get in Touch:

You can contact us through the following numbers:



+2349020159536
+2348037320702



info@aiip.com.ng

**ASOPADEC Office, 36 Macaulay street,
Umuahia, Abia State**