Your location of investment
Hainhaus – The business park for innovative ideas

A vast area of more than 180 acres/70 hectares, surrounded by dense forest: The perfect spot for businesses that do not request the bustle of the city.

www.oreg.de/hainhaus
For many international companies, the Odenwald District has already become the location of choice. Here, in the southern part of the Frankfurt Rhine-Main Metropolitan Region, a comprehensive fiber-optic network provides the necessary infrastructure for innovative and online-based business models. At the same time, an increasing amount of energy comes from local renewable sources, keeping the environmental footprint of Odenwald companies as small as possible. One of these special business areas that dispose of the typical Odenwald competitive advantages, is the Hainhaus business park. A big business area surrounded by a dense forest and supplied with renewable energy from the wind turbines on site: a great spot for the development of new, innovative businesses.

Frank Matiaske, District Administrator of the Odenwald District

Advantages of the Hainhaus business park

Operating Area:
- High availability of spaces for many types of commercial use
- Renewable energy from the wind turbines on site
- Large distance to the closest residential areas
- Possibility to adapt the infrastructure on site to the individual needs of the users
- Cool temperatures: On average, four degrees less than in Frankfurt City

Synergy Effects:
- Search for companies, creating possible synergy effects within the Hainhaus business park, through the Odenwald-Regional-Gesellschaft (OREG), the economic development agency for the Odenwald District.
- Possibility of a joint usage of infrastructure (e.g. truck scales), operating funds (e.g. stacker or other vehicles) or buildings (e.g. conference rooms, storage areas etc.) among the companies on site.
- Joint marketing of the Hainhaus business park as a supra-regional location of excellence.

Advantages of the Odenwald Region

Political and Economic Support:
- Quick matchmaking and connections to established committees, institutions and political decision-makers at the regional and federal level
- Professional consultancy concerning the acquisition of public development funds through OREG’s Economic Service
- Tailored mediation to decisive institutions, e.g. Hessen Trade & Invest
- Status as a LEADER region /EFRE preferential area
For many international companies, the Odenwald District has already become the location of choice. Here, in the southern part of the Frankfurt Rhine-Main Metropolitan Region, a comprehensive fiber-optic network provides the necessary infrastructure for innovative and online-based business models. At the same time, an increasing amount of energy comes from local renewable sources, keeping the environmental footprint of Odenwald companies as small as possible. One of these special business areas that dispose of the typical Odenwald competitive advantages, is the Hainhaus business park. A big business area surrounded by a dense forest and supplied with renewable energy from the wind turbines on site: a great spot for the development of new, innovative businesses.

Frank Matiaske, District Administrator of the Odenwald District

Advantages of the Hainhaus business park

- High availability of spaces for many types of commercial use
- Renewable energy from the wind turbines on site
- Large distance to the closest residential areas
- Possibility to adapt the infrastructure on site to the individual needs of the users
- Cool temperatures: On average, four degrees less than in Frankfurt City

Synergy Effects:

- Search for companies, creating possible synergy effects within the Hainhaus business park, through the Odenwald-Regional-Gesellschaft (OREG), the economic development agency for the Odenwald District.
- Possibility of a joint usage of infrastructure (e.g. truck scales), operating funds (e.g. stacker or other vehicles) or buildings (e.g. conference rooms, storage areas etc.) among the companies on site.
- Joint marketing of the Hainhaus business park as a supra-regional location of excellence.

Advantages of the Odenwald Region

Political and Economic Support:

- Quick matchmaking and connections to established committees, institutions and political decision-makers at the regional and federal level
- Professional consultancy concerning the acquisition of public development funds through OREG's Economic Service
- Tailored mediation to decisive institutions, e.g. Hessen Trade & Invest
- Status as a LEADER region /EFRE preferential area

The Location in the Region

Distance spaces about 1,300 meters to the nearest residential area (Weilers Hangmantel) and about 1,750 meters to the next municipality Lützelbach enable manufacturing processes, which are emission-intensive.

The location’s development areas and possibilities of expansion offer room for growth.

Partial view of the current development area.
Subarea storage building and other offices (developed)

Access road "Solar-Allee" inside the developed area

Former reprocessing plant for munitions (back side)

Administration department of the park

120 bunkers

Static fire tank

Reservoir

Heating system (Local heat)

Guard room

Wind turbine 1

Wind turbine 2

Wind turbine 5

Wind turbine 6

Wind turbine 7

Drive

to Michelstadt

to Lützelbach

Electrical power supply

Bunker filling to build photovoltaic systems

Recent wood chips-heating system (local heat supply)

Outdoor area for exhibition spaces

Contact:
Manager
Marius Schwabe
Odenwald-Regional-Gesellschaft mbH (OREG)
Marktplatz 1
D-64711 Erbach
Telefon: +49 (0)6062 9433-30
Telefax: +49 (0)6062 9433-22
E-Mail: m.schwabe@oreg.de
Website: www.oreg.de

Address:
Solarallee
D-64750 Lützelbach

Design: Rainer Kaffenberger and Fotos (OREG) - Stand 02.10.2018
Access road “Solar-Allee” inside the developed area

Former reprocessing plant for munitions (back side)

Former reprocessing plant for munitions

Static fire tank

Reservoir

Heating system (Local heat)

Administration department of the park

120 bunkers

Wind turbine 1

Wind turbine 2

Wind turbine 5

Wind turbine 6

Drive to Michelstadt to Lützelbach

Recent wood chips-heating system (local heat supply)

Access road “Solar-Allee” inside the developed area

Bunker filling to build photovoltaic systems

Storage space, e.g., production of wood chips

Outdoor area for exhibition spaces

Contact:
Manager
Marius Schwabe
Odenwald-Regional-Gesellschaft mbH (OREG)
Marktplatz 1
D-64711 Erbach
Telefon: +49 (0)6062 9433-30
Telefax: +49 (0)6062 9433-22
E-Mail: m.schwabe@oreg.de
Website: www.oreg.de

Address:
Solarallee
D-64750 Lützelbach
Location of the area

Description: The Hainhaus business park is located in between Michelstadt, Obernburg and Miltenberg.

Basic data

- Land utilisation plan approved: Yes
- Building law available: Yes
- Owner: Odenwald-Regional-Gesellschaft mbH (OREG)
- Total area: 738,000 sq. m (approx. 182 acres)
- Smallest space available: 1,000 sq. km
- Available from: Upon request
- Offer type: For rent
- Costs of rent without development: Available on request
- Costs of rent including development: Available on request
- Support services: OREG Wirtschafts-Service

Development

- Electricity: Yes
- Drinking water: Yes
- Tap water: Yes
- Wastewater: Yes
- Gas: No, not possible
- District heating: Not, but possible
- Broadband cable: Yes

Transport connection

- Railway siding: No, not possible
- Local public transport: No, but possible
- Distance to the nearest highway: A 3 (30,0 kilometer)
- Nearest main road: B47 (3,0 kilometer)
- Nearest ICE railway station: Darmstadt (43,0 km)
- Nearest airport: Frankfurt (60,0 km)

Particularities

Large spaces, adaptable infrastructure, local renewable energy supply, large distance to the closest residential areas, cool temperatures

Located companies

- Pirelli Deutschland GmbH
- Energieholzverwertung Fa. Schwinn
- Imatis AG
- Tiggo GmbH
- St. Kilian Distillers GmbH