

Site development



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

An advantageous location



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

Key Figures of the Odenwald District

Area:	~154,000 acres (623.98 sq. Km)
Cities and municipalities:	12 municipalities
Inhabitants:	98,648 (as of 12/31/2015)
Households:	44,300
Companies and traders:	8,200
Schools:	37
Kindergartens:	51



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:

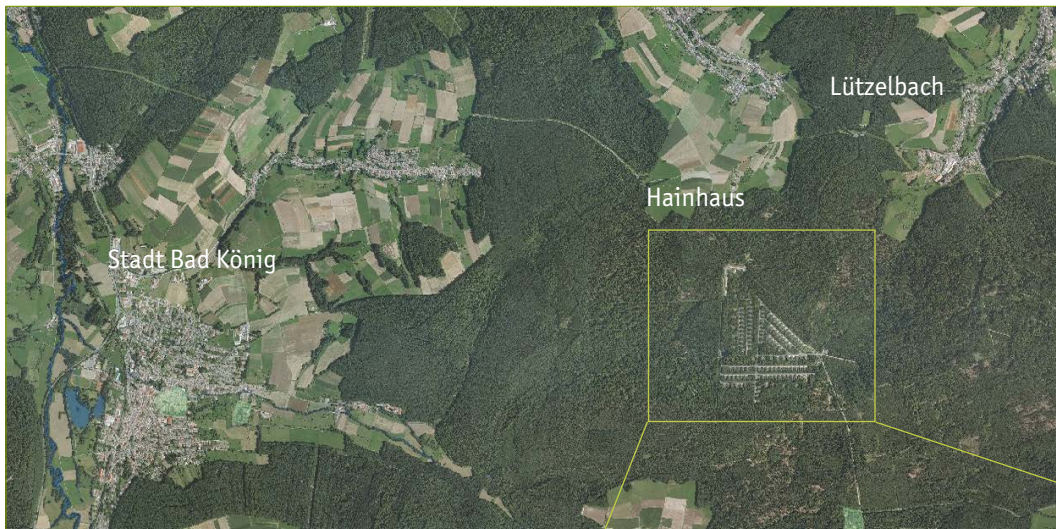
- Search for companies, creating possible synergy effects within the Hainhaus business park, through the Odenwald-Regional-Gesellschaft (OREG), the economic development agency for the Odenwald District.
- Possibility of a joint usage of infrastructure (e.g. truck scales), operating funds (e.g. stacker 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

The Location in the Region



Distance spaces about 1,300 meters to the nearest residential area (Weilers Hängmantel) 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)





Recent wood chips-heating system (local heat supply)



Former reprocessing plant for munitions (back side)



Access road "Solar-Allee" inside the developed area



Former reprocessing plant for munitions



Bunker filling to build photovoltaic systems



Outdoor area for exhibition spaces



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

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Partial view of the 120 bunkers

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



High speed internet available

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