



ZEITHAIN INDUSTRIAL PARK (ZIP) LOTS OF ROOM TO DO GREAT THINGS

Description and Photos of Site



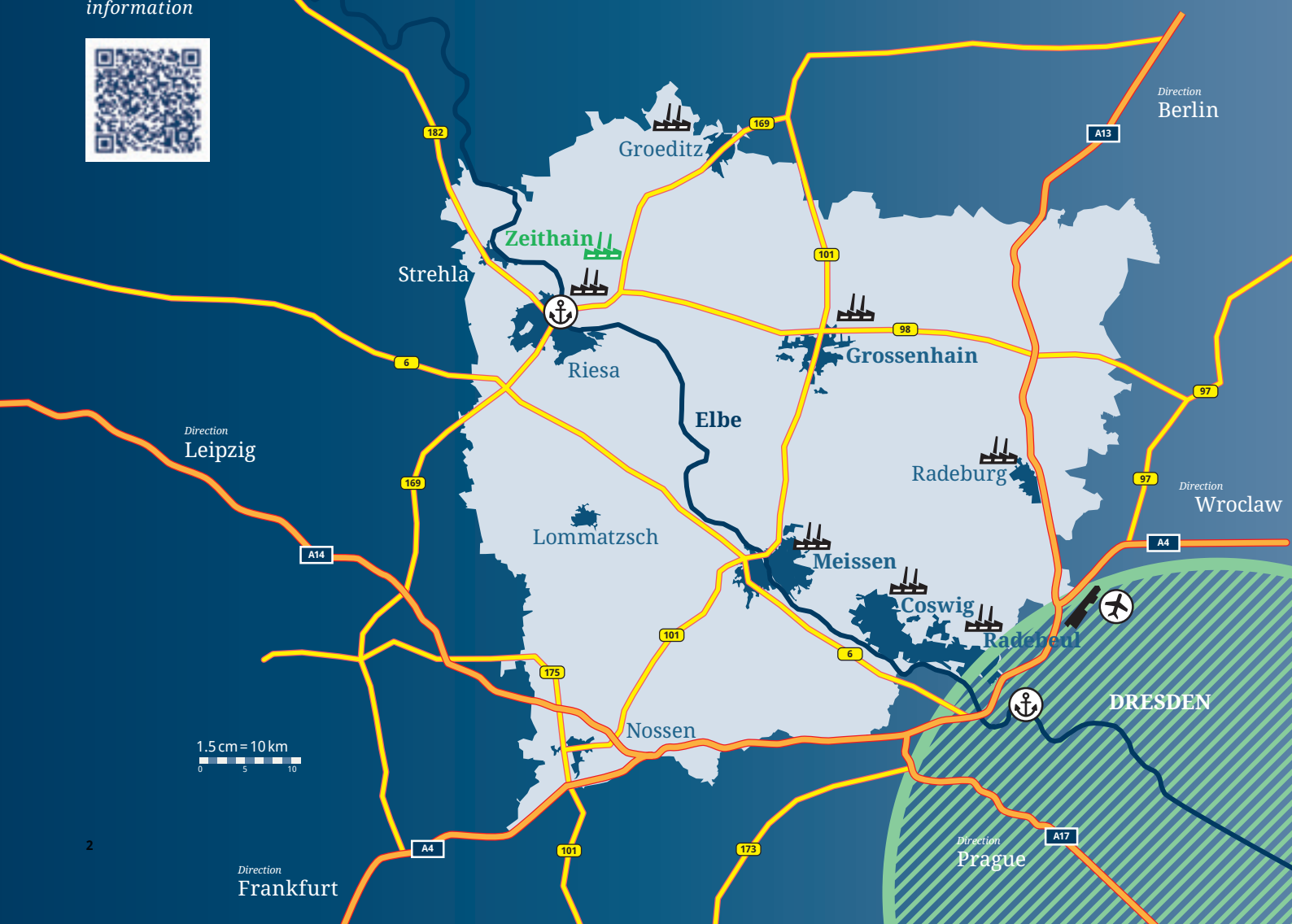
ZEITHAIN – NORTH OF DRESDEN

The Zeithain Industrial Park (ZIP) is perfectly suited for industrial setups north of Dresden.

Saxony has been a powerful and vibrant business venue since time immemorial. Currently, the key branches and technological fields include machine and plant construction, microelectronics, the life sciences sector, the mobility sector as well as environmental and energy technology. In addition to a wide variety of companies, such excellent networks as the Saxony Automotive Supplier Network (AMZ), the Mechanical Engineering Network Saxony (VEMAS-innovativ), or Silicon Saxony e.V. have been established here as well. Many companies active in these branches are located specifically in Dresden's metropolitan area. And Zeithain is right in the heart of it.

A number of traditional enterprises are already located in Zeithain's neighborhood. For example, the Wacker Chemie AG, Kronospan GmbH, Elbe Stahlwerke Feralpi GmbH, Goodyear Dunlop Tires Germany GmbH, Salzgitter Mannesmann Rohr Sachsen GmbH, Schmiedewerke Gröditz GmbH, and BuS Elektronik GmbH corporations all employ more than 400 people each; in addition to other firms, they are among the region's major employers. Zeithain excels with its attractive proximity to the Saxon Elbe River valley and stands for excellent housing and a high quality of life.

further
information



IN GOOD COMPANY

Infrastructure

Located directly on ZIP's western border is a rail link to the double-track electrified rail line from Jueterbog to the port of Riesa and, thus, to the entire railroad system of the Deutsche Bahn AG corporation. The track routing as well as the loading tracks in the industrial zone ZIP can be designed individually. The Elbe River inland port of Riesa is just 10 km away.

The Federal Highways B 169 and B 98 are in the immediate vicinity of the industrial zone ZIP and provide links to the Federal Expressways A 14 (Dresden/Leipzig) and A 13 (Dresden/Berlin). Riesa-Goehlis Airfield, which can be reached by car in approx. 15 minutes, is available for individual charter flights. Planes up to a maximum permissible weight of 5,700 kg can take off and land on its 1,000 m long asphalt runway. And a direct link to the entire world is assured by the airports in Leipzig and Dresden.

Perfect Accessibility by Rail and Ship

Saxony's largest inland port in Riesa and its trimodal interface to the rail and road networks provide ideal prerequisites for global freight logistics. Connections are available to the inland waterways or the AlbatrosExpress rail line to and from the seaports in Hamburg and Bremerhaven. The port is one of the most important transshipment centers for Elbe River ships. Its annual capacity of currently 40,000 standard containers which are transhipped here is being expanded to more than 100,000 units.

Skilled Employees

The region provides highly qualified, skilled employees in the branches metal processing and metal machining, machine construction, chemistry, and electronics. A university of cooperative education, qualification centers, vocational schools, and other private educational facilities are all located in the city of Riesa and the region of Dresden. The close proximity to Dresden University of Technology (TU Dresden), Dresden University of Applied Sciences (HTW Dresden), and other educational institutions as well as many research institutions such as Fraunhofer, Max Planck, and Leibniz institutes all help promote economic development in Meissen County.

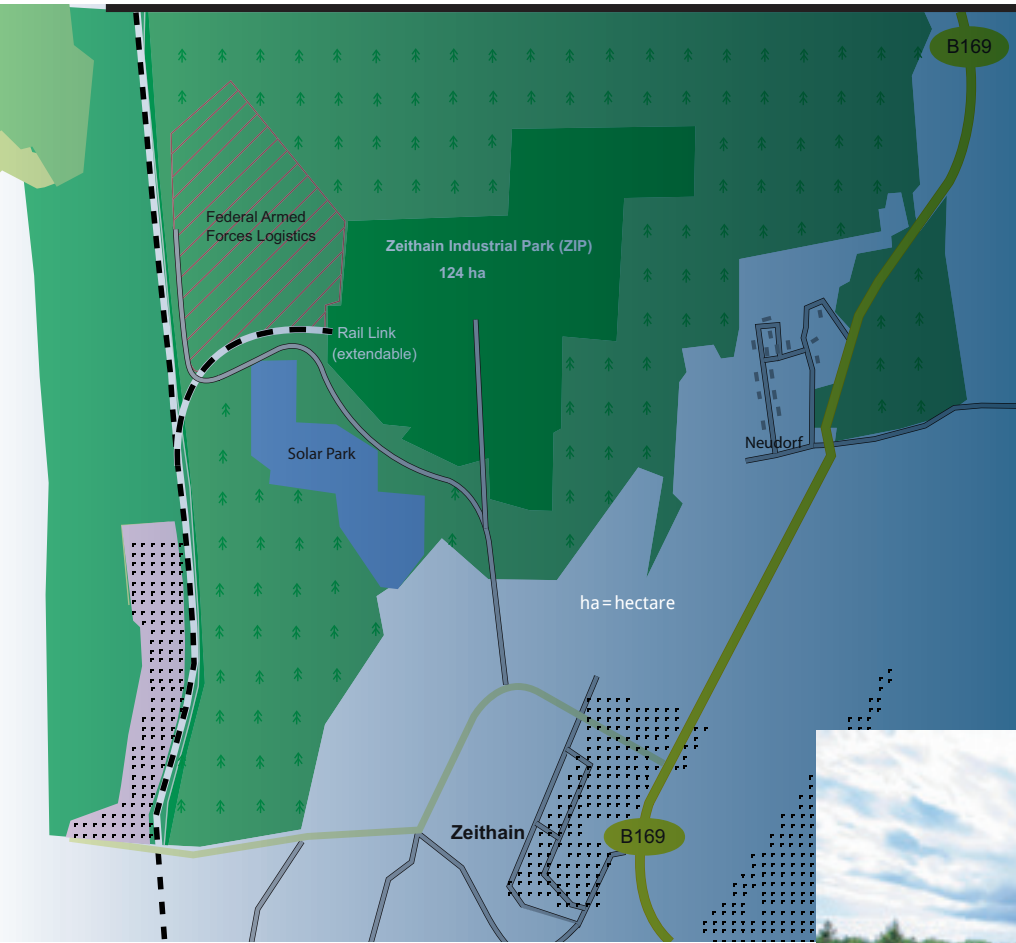
Inland port Riesa



Metal processing and metal machining



LOTS OF ROOM FOR GREAT IDEAS



ZIP – At a Glance

124 ha net industrial property immediately available

Individual development

Rail link and optimal access to ports

Free of any inherited burdens

Located outside the flood area

Working in a park like atmosphere



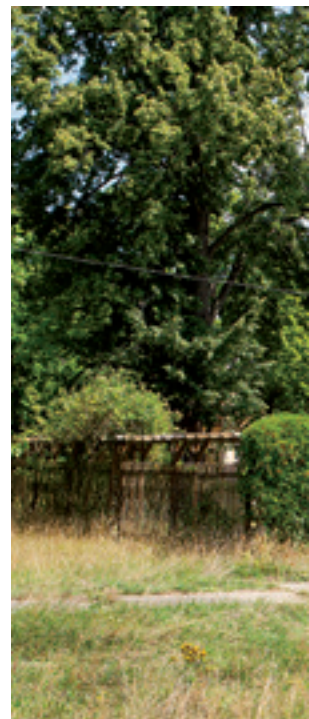
Building lot in the ZIP

Large Industrial Property

Located north of the municipality of Zeithain and about 5 km from the city of Riesa, ZIP provides lots of room for your projects with a total surface area of approx. 192 hectares and a net surface area of 124 hectares. Until 2005, the area had been completely redeveloped and all inherited burdens resulting from the area's previous use as a military venue had been expertly remediated/cleared by the Free State of Saxony.

Customized and Individual

A self-contained property with maximum permissible usage intensity (site occupancy ratio GRZ, cubic index BMZ, construction type, building height) which can be optimally developed and which provides ample opportunities for your investment. The maximum permissible sound power level is 60 dB (A); at night, it varies in part between 45 dB (A) and 60 dB (A). The lots have not yet been assigned for this property. The overview shows a potential model for the development of a large-scale business setup. Diverse options are available for the property's division into several lots for business setups by small and/or medium sized companies.



Development Model for a Large-Scale Business Setup

Lot I
72 hectare for the primary setup that determines the zone classification

Lot II
27 hectare for business setups from the same or similar branches

Lot III
20 hectare “small-sized lots” for service providers and/or suppliers



Renovated buildings



Utilities

The property is already connected via a 20 kV power line. The 380/110 kV transformer substation Streumen is 2,500 m away, assuring a steady supply of approx. 175 MW to the area.

The next available link to the natural gas network is 700 m away.

Depending on the required quantities, it is possible to meet the demands for potable, industrial, and fire-fighting water. Potable water can currently be provided in quantities ranging between 1,600 m³/d and 3,100 m³/d. Industrial water is available in quantities between 10,000 m³/d and 13,000 m³/d, but is subject to investment-related development measures.

CITIES, PEOPLE, AND CULTURE



Autumn and Wine Festival Radebeul



Equestrian center in the countryside

Diesbar-Seusslitz Palace and Baroque Gardens



Meissen County – Multifaceted Culture and Life

Renowned for its historic old towns, magnificent nature, exquisite wines, and its prominent role in Saxony's economic and industrial history, Meissen County in the vicinity of Dresden offers its inhabitants and visitors unique cultural highlights and a wealth of options for recreation and relaxation. Whether it be on the trail of history in the well-kept palaces and mansions dating back to times long past or in the magnificent landscapes of the agricultural district Lommatzcher Pflege and the vineyards on the slopes of the Elbe River valley.

The region's cultural landscape provides a multifaceted work-life balance. The wine festivals in late summer are as popular as are the concerts of the Elbe River valley's philharmonic orchestra Elbland Philharmonie or the stage performances of Saxony's repertory theater Landesbühnen Sachsen.

Such sporting events as the Elbtal-Weinlauf running event, the Mt. Everest Stair Marathon in Radebeul, the International Speedskating Days in Großenhain, and many other major events in Riesa, the City of Sports, all enliven and invigorate daily life in Meissen County.



Moritzburg Palace

Elbe River Cycle Route

Saxon Wine Route

**Elbland Philharmonie –
the Elbe River valley’s
philharmonic orchestra**

Zabeltitz Palace and Palais

Albrechtsburg Castle

Meissen porcelain factory



Riesa's town hall and city center

A Municipality of Historic Relevance

With about 6,000 inhabitants and a total of eleven districts, the municipality of Zeithain is located right on the Elbe River. Already in the early 18th century, August the Strong repeatedly visited Zeithain. Here, he hosted the so called “Lustlager” which made the town famous even beyond the region’s borders. Still today, a number of sandstone obelisks which once delimited the 1,000 hectare military camp back then bear witness to this time.

Historically relevant is also the Lorenzkirch District. As the village which is located at Saxony’s lowest point on the right side of the Elbe River, it is also located directly on the Way of St. James. The village wasn’t built first; instead, it was a wooden church which was named after St. Lawrence in the late 10th century. Until the Protestant Reformation, it served as a pilgrimage church since the Via Regia, an important trade route, went past it. The district is also renowned for its Lorenzmarkt fair which has been held here every year since the late 10th century.



Sandstone obelisk in Zeithain



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