

# CHEMICAL- AND INDUSTRIAL PARK ZEITZ



CHEMIE - und  
**ip**  
ZEITZ

INDUSTRIEPARK



Tradition and competence for the future

## Sustainable and networked production

### Historic hydrogenation plant

The traditional location is characterized by an industry whose origin lays in the years 1936 to 1939. At that time the former BRAGAG-Braunkohlen-Benzin AG established a hydrogenation plant where out of domestic brown coal fuel and lubricant were produced.

After the destruction during World War II the plant was rebuilt and expanded in the 1970s by a petroleum refinery, profiling the hydrogenation plant Zeitz as a basic product maker of the petrochemical industry of the GDR. Some of the main products were diesel fuels, two-stroke engine oil, lubricants and paraffin.

In the 1990s the location realigned its economic development and began dismantling the old industrial plants. Under the auspices of the former ZSG Zeitzer Standortgesellschaft mbH-since 2010 newly renamed as Infra-Zeitz Servicegesellschaft mbH, with the participation of Harpen AG Dortmund, the Burgenlandkreis, the city of Zeitz, and the former municipalities of Tröglitz, Rehmsdorf und Göbitz, the terrain was gradually redeveloped to a lavish and modern chemical- and industrial park of national importance.

### 50 companies already settled

Through targeted location marketing by the Infra-Zeitz Servicegesellschaft mbH over 110 hectares are sold today. Meanwhile over 50 notable national and international businesses have established themselves in the 232 hectare large Chemical- and Industrial Park Zeitz.

The spectrum of the business fields range from the production of adipic acid, a raw material for polyester, the production of high-quality base stock oils from used oil, to the production of adhesives for the furniture industry, and to the production of specialty waxes for the paper- and cosmetics industry. An extensive industrial service from electronics, pump repair service, computer technology to laboratory and commercial services is also present. All these businesses employ in the surrounding community Elsteraue and in Saxony and Thuringia over 1,000 employees.

The production and technical employees of the Infra-Zeitz Servicegesellschaft mbH ensure the smooth operation of this production network. With its partners of the energy supply system, they guarantee the provision of energies and production auxiliary materials as well as the disposal of process water so that the established businesses can fully concentrate on their respective core businesses.

The interested investor is accompanied in its intention by a highly qualified and engaged location management. The employees of the Infra-Zeitz advice and support the businesses from the process development to the production kick-off.



**Talk to us about the benefits of the Chemical- and Industrial Park. We offer you the experienced services of our site development team. The Infra-Zeitz Servicegesellschaft is your reliable partner for all questions regarding your location decision and investment preparation.**

## Tailor-made solutions

With its ultra-modern infrastructure and the tailor-made service achievements for the established businesses, the Chemical and Industrial Park has itself well prepared for the future. It is focused on the needs of both large-scale industrial operations as well as small and medium-sized companies and is increasingly geared to the settlement of businesses utilizing renewable resources.

The entry of industrial exploitation of biomass continued in August 2010 with the launch of the construction of a 9.5 million investment in a bio-refinery.

For the further stability of the location the special attention lies on the sustainability of the industrial settlements.

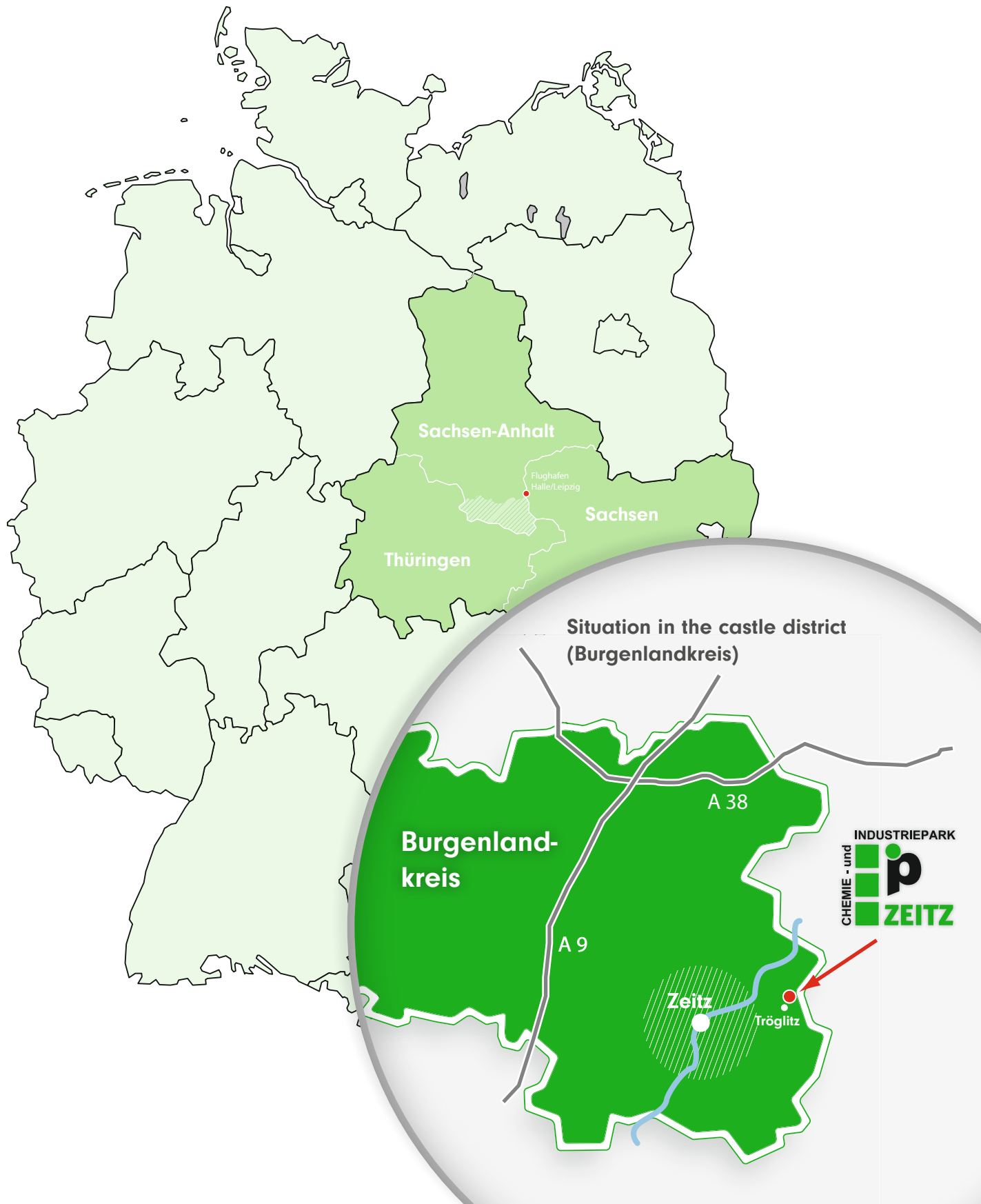
Sustainability means for us:

- ▶ Expansion of provision and value creation between the established businesses.
- ▶ Development of new business settlement activities through the activation of development potentials out of the deeper refinement of products produced at the location.
- ▶ Optimization and extension of the infrastructure service.
- ▶ Creating and expanding the innovative interrelation between the established businesses and other chemical parks and locations. With the competence center for industrial exploitation of biomass in the Burgenlandkreis we are also part of an innovative location association.

Therewith an important step is performed toward the integration of traditional chemistry based on fossil raw materials and industrial biochemistry.



## Prime location in Europe and central Germany



## An attractive location for investors

### What entrepreneur in the Chemical- and Industrial Park convinces

In the competition between European industrial sites, the Chemical- and Industrial Park Zeitz offer future investors and new settlers excellent settlement conditions.

We offer you competitive services that you want to use on the spot to excellent conditions in order to concentrate on your core business:

- ▶ A competent site management with an individualized support to assist investors.
- ▶ A central infrastructure management that offers a complete package of technical services ...
  - A regional sewage treatment plant,
  - a regional waterworks,
  - A state-of-the-art energy management for electricity, natural gas and heat economy,
  - cooling water, deionized - and condensate water economy,
  - technical gases,
  - a supply management for drinking-, industrial-, and extinguishing water,
  - and telecommunication technology.
- ▶ A wide range of other valuable and necessary services are offered, from repair services to research and testing laboratory equipments; from commercial services to software development, from dental practices to security, as well as canteen services and conference space.

Other convincing factors to establish themselves in the Chemical- and Industrial Park:

- ▶ Fully developed areas in different sizes for industrial and commercial businesses,
- ▶ Newly constructed road and rail network,
- ▶ promotion and facilitation to the greatest possible extent. The Chemical- and Industrial Park lies in an assisted development area of the community's task „improvement of the regional economic structure“ (GWR development zone). Infra-Zeitz brings the investors in contact with the responsible authorities, institutions and other points of contact.
- ▶ Headquarters management of the municipality Elsteraue.
- ▶ Interesting cultural and scenic beautiful environment
- ▶ Attractive residential areas.



## Established businesses and available areas for investors



## Chemical industry

- 1 Radici Chimica Deutschland GmbH
- 2 Deurex Micro Technologies GmbH/  
Wachs Chemie Elsteraue e.K.
- 3 Jowat Klebstoffe GmbH

## Life science and renewable raw materials

- 4 Food Retail and Production CS GmbH
- 5 Bioraffinerie Elsteraue GmbH
- 6 Schmack Biogas GmbH

## Env. technology and recycling

- 7 Puralube GmbH und  
Puralube Raffinerie GmbH
- 8 SITA Rohstoffwirtschaft GmbH
- 9 SGE Synthesgasanlage  
GmbH & Co.KG

## Research and development

- 10 Kompetenzzentrum für industrielle  
Verwertung von Biomasse  
Burgenlandkreis
- 11 IfN Forschungs- und Technologie-  
Zentrum GmbH
- 12 Helmholtz-Zentrum für Umwelt-  
forschung GmbH-UFZ

## Energy supply system/Provision and disposal with media

- 13 Infra-Zeit Servicegesellschaft mbH
- 14 envia Mitteldeutsche Energie AG
- 15 Stadtwerke Zeitz GmbH
- 16 Abwasserzweckverband  
Weiße Elster-Hasselbach/Thierbach
- 17 Linde Gas Deutschland  
Vertriebszentrum Leuna
- 18 Progas GmbH & Co.KG
- 19 Zweite Solar- und Bioenergie  
Droßdorf GmbH
- 20 GuD Zeitz GmbH
- 21 envia Therm GmbH
- 22 Solarpark Elsteraue

## Logistics

- 23 Arco Infrastruktur GmbH

## Industrial and building services

- 24 BEA Elektrotechnik und Automation  
Technische Dienste Lausitz GmbH  
NL Zeitz
- 25 Feuerschutz Horst Wilhelm
- 26 Giegold Elektro GmbH
- 27 HL komm Telekommunikations GmbH
- 28 HL WILA KG
- 29 Intering GmbH
- 30 ISL Industriehandel & Service GmbH
- 31 KSB Service GmbH RSS Zeitz
- 32 Weber Rohrleitungsbau  
GmbH & Co.KG
- 33 Arcomet Deutschland  
GmbH & Co.KG
- 34 Alexander & Partner Klima-  
und Kältetechnik GmbH

## Site services

- 35 Infra-Zeit Servicegesellschaft mbH  
(Geschäftsführung und Standort-  
management)
- 36 Verwaltung der Gemeinde Elsteraue

## Computer technology/software development

- 37 ARCHIKART Software AG, NL Zeitz
- 38 Data Informatik GmbH Zeitz

## Mechanical engineering

- 39 ZEMAG Maschinenbau GmbH

## Engineering and commercial services

- 40 AEZ-Dienstleistungs GmbH
- 41 Sehlhoff GmbH, Büro Zeitz

## Analytics and laboratory services

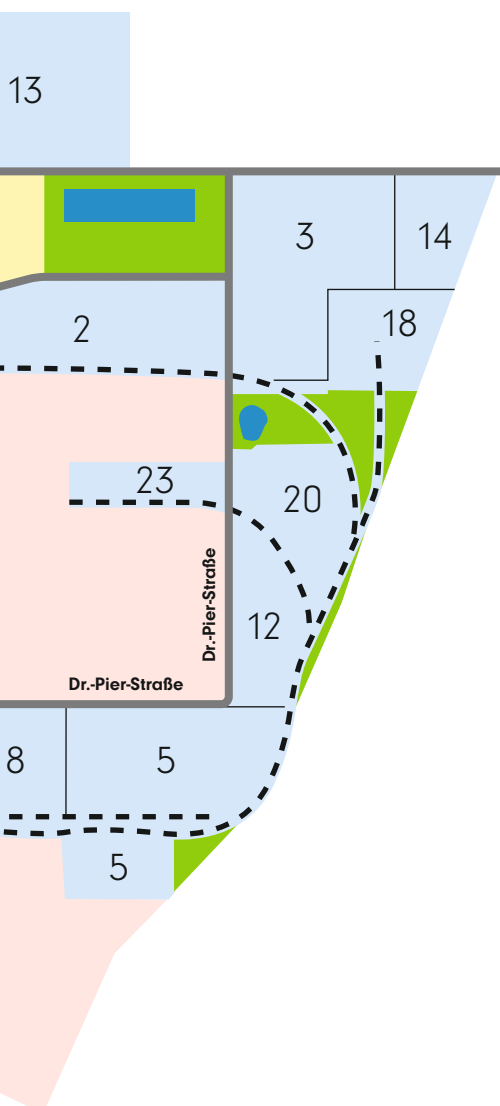
- 42 Dr. Drahn & Partner GmbH

## Human Resources

- 43 Die private Arbeitsvermittlung &  
Personalleasing GmbH
- 44 Zeitzer innovative  
Arbeitsförder-Gesellschaft mbH

## Other services

- 45 Dussmann Service Deutschland  
GmbH, Gastronomie
- 46 Sauna am Hydrierwerk
- 47 Zahnarztpraxis Martina Weidner
- 48 Veranstaltungsservice Deuser



## Die Infra-Zeitz Servicegesellschaft mbH

### Site manager & service partner

The Infra Zeitz Servicegesellschaft mbH offers all service features under one roof.

- Infra Zeitz is**
- ▶ Site developer, location manager and marketer for vacant construction sites,
  - ▶ central communication office,
  - ▶ Reliable and competent service partner for infrastructure and consulting services in the Industrial Park Zeitz.



The 47 employees of the Infra-Zeitz Servicegesellschaft mbH offer existing businesses and investors a competent and reliable site management with following priorities:

#### Project support and management

- ▶ Vacant site selection consulting
- ▶ Investor-specific site offers
- ▶ Real estate contracts
- ▶ Project planning, design, and implementation support
- ▶ Introduction to authorities including support to accelerate the approval procedure
- ▶ Collaboration in drafting the application for the responsible authorities
- ▶ Negotiations with the responsible on-site infrastructure service companies
- ▶ Facilitation and offer for services
- ▶ Collaboration to develop utilization concepts and feasibility studies
- ▶ Waste and contaminated site management

#### Assistance with the process of applying for subsidies and loans

- ▶ Assistance in securing financing
- ▶ Mobilizing sources of financing
- ▶ Facilitating contacts to banks and funding/subsidy authorities

#### Infrastructure services

- ▶ Environmentally friendly ecological systems, technologies, network and pipeline connections, expandable based on investors needs to guarantee existing businesses and future investors a demand-oriented supply and disposal management
- ▶ The Infra-Zeitz Servicegesellschaft mbH and its partners guarantee the supply of:
  - Electric energy
  - Natural gas from an available on-site network
  - Industrial water, Extinguishing water
  - Cooling water from recooling plant
  - Deionized/boiler fed water from the deionized facility
  - Hydrogen via pipeline from the industrial location Leuna
  - Steam via pipeline from the power plant Mumsdorf and also available on-site
  - Compressed air, nitrogen
  - Drinking water (also larger quantities as process water)





- ▶ To dispose industrial and domestic waste water the Infra-Zeitz Servicegesellschaft mbH operates an ultra-modern biological wastewater treatment plant. By virtue of the modular concept, the wastewater treatment plant can be adapted to the conditions of the businesses. The rainwater is caught on location in four rainwater retention basins and is discharged to the main water inlet.

## Generation of documentation and site plans

- ▶ Generating and maintaining documentation of all ARD's
- ▶ CAD drawings like designing and calculating of geometric forms for projects and documentation
- ▶ GIS geographical information and documentation system- collection, storage, analysis, and graphical imaging
- ▶ Archiving of technical and commercial documents as well as correspondence, paper and electronic archive

## Rental and leasing

- ▶ In Infra-Zeitz Servicegesellschaft mbH buildings different size spaces with different features are available.
- ▶ These spaces are suited for office and business activities, seminars, conferences, small businesses and craft businesses. In general the spaces are rented emptied but can also be rented furnished upon request.
- ▶ As tenant you don't have to worry about anything. We organize all services around the office- from the provision of telephone connections, maintenance to garbage and paper disposal.



## Utilize synergies

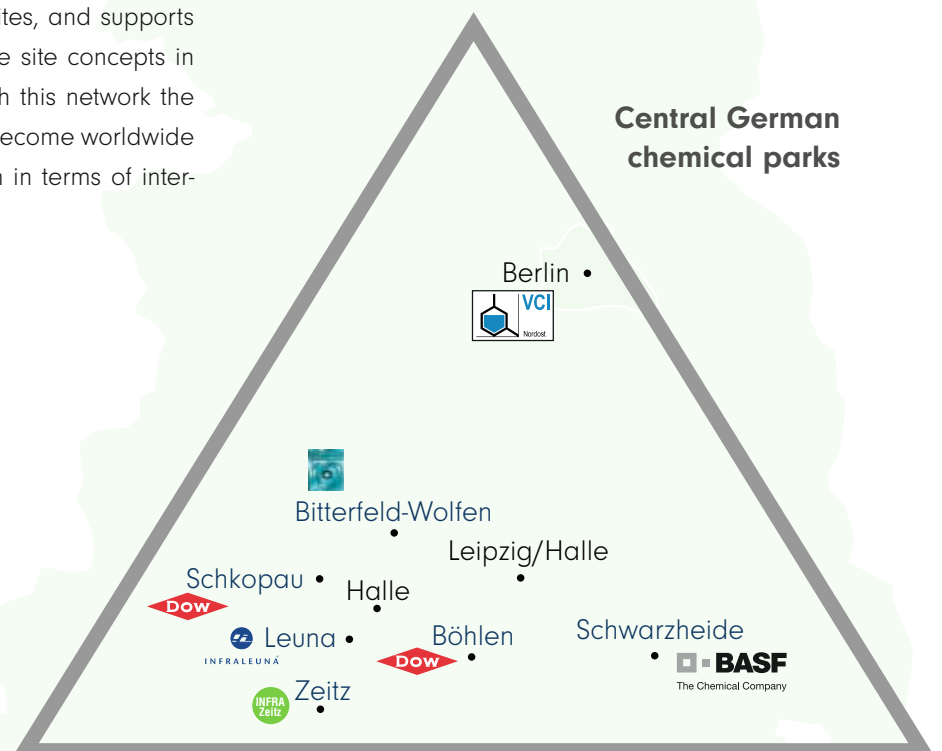
### The Chemical and Industrial Park in the network

Anyone who occupies himself with the past, present, and future of the global chemical industry has to be aware of central Germany.

The chemical industry and the closely linked plastic processing industry are among the most important growth industries in central Germany. Numerous businesses like Dow Chemical, Bayer, Total, BASF, and Radici Chimica have established themselves in highly interconnected industrial parks between Bitterfeld and Zeitz.

The cluster process initiated six years ago by the economic initiative for central Germany had the goal cross-linking businesses of the chemical and plastic processing industry with research facilities to increase innovation across German federal provinces.

The six central German chemical sites of **Leuna, Bitterfeld-Wolfen, Schkopau, Zeitz, Böhlen** (in Saxony), and **Schwarzheide** (in Brandenburg) merged to the Central European Chemical Network (CeChemNet). CeChemNet combines the regional strengths to develop industrial and chemical parks, it promotes the cooperation of the different sites, and supports investors through the creation of tailor-made site concepts in the central Germany chemical triangle. With this network the central German chemical sites once again become worldwide forerunners and it strengthens their position in terms of international competition.



# Hyzet Culture and Congress Center

The heritage Hyzet Culture and Congress Center, also well known as Hyzet KuK, is with its almost 60-year-old tradition the largest event hall in the Burgenlandkreis.

With its large auditorium and gallery, the different sized conference rooms and the foyer, redeveloped from 2003 to 2006 to also incorporate wheelchair access, has become a magnet for visitors from near and far.

**There is space for up to 1,000 visitors in the Hyzet Kuk.**

The center offers suitable and sophisticated conference rooms for major cultural events, inaugural school celebrations, graduation ceremonies, examinations, weddings, anniversaries as well as family celebrations.

Local and regional businesses often utilize the Hyzet Culture and Congress Center for their company events like town halls, trainings, seminars, conferences, and meetings.

The catering is operated by Dussmann Service Deutschland GmbH who also offers daily on-site breakfast and lunch service in an adjacent building.



## Settlers and Service Partner

Company	Phone
Abwasserzweckverband Weiße Elster-Hasselbach/Thierbach	(03441) 829 16-0
AEZ Dienstleistungs-GmbH	(03441) 53 66 01
Alexander & Partner Klima- und Kältetechnik GmbH	(03441) 25 11 96
ARCHIKART Software AG Niederlassung Zeitz	(03441) 82 90-7 20
Arco Infrastruktur GmbH	(03441) 53 92 10
Arcomet Deutschland GmbH & Co.KG	(03441) 82 90-8 22
BEA TDL Lausitz GmbH Niederlassung Zeitz	(03441) 82 90-8 00
Bioraffinerie Elsteraue GmbH	(03441) 53 63 20
Data Informatik GmbH Zeitz	(03441) 84-26 26
Deurex Micro Technologies GmbH	(03441) 8 29-10 61
Die private Arbeitsvermittlung & Personalleasing GmbH, Filiale Zeitz	(03441) 7 44 10
Dr. Drahn & Partner GmbH Umwelt- und Servicelabor	(03441) 84-20 36
Dussmann Service Deutschland GmbH	(03441) 84-20 01
envia Mitteldeutsche Energie AG	(03445) 751-2 15
envia Therm GmbH	(03445) 2 16-44 11
Feuerschutz Horst Wilhelm	(03441) 53 63 35
Food Retail and Production CS GmbH	(03441) 82 92-1 00
Gemeinde Elsteraue	(03441) 2 26-1 01
Giegold Elektro GmbH	(03441) 82 90-60
GuD Zeitz GmbH	(03441) 84-25 27
Helmholz-Zentrum für Umweltforschung GmbH - UFZ	(0341) 2 35-12 53
HL komm Telekommunikations GmbH	(0341) 86 97-0
HL WILA KG	(03441) 82 90-9 83
IfN Forschungs- und Technologiezentrum GmbH	(03441) 53 88 45
Intering GmbH	(03461) 43 20 61
ISL Industriehandel & Service GmbH   Außenstelle Tröglitz	(03441) 82 90-7 51
Jowat Klebstoffe GmbH	(03441) 5 38 20
KSB-Service GmbH RSS Zeitz	(03441) 84-27 57
Kompetenzzentrum für industrielle Verwertung von Biomasse BLK	(03441) 84-24 02
Linde Gas Deutschland, Vertriebszentrum Leuna	(03461) 853-3 20
Midewa GmbH, NL Saale-Weiße Elster	(03441) 6 61-0
Progas GmbH & Co KG Regionalzentrum Kassel	(03441) 84-29 10
Puralube GmbH und Puralube Raffinerie GmbH	(03441) 2 28 15-0
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Sauna am Hydrierwerk	(03441) 84-29 14
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SITA Rohstoffwirtschaft GmbH	(03441) 84-27 65
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Wachs Chemie Elsteraue e.K.	(03441) 8 29-10 61
Weber Rohrleitungsbau GmbH & Co.KG	(03441) 84-22 02
Zahnarztpraxis Weidner	(03441) 84-29 41
Zeitzer innovative Arbeitsfördergesellschaft mbH	(03441) 84-24 63
ZEMAG Maschinenbau GmbH	(03441) 84-28 40

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