

In Preparation!

01 Industrial Estate „Industriegroßfläche Sangerhausen“



The state development plan of Saxony-Anhalt considers Sangerhausen as a premium location for large scale economic development. Directly by the motorway, this area can be built on without restrictions.

Location Information and Transport Links

Gross size in ha	145			
Of which: freely available in m²	108 000 approx.	Direct Connection	75 km	Direct Connection
Planning status	Installation decision B-Plan			
Current usage	Lying fallow			
Designation	Intended as Industrial Area			
Availability	from 2027			

www.seg-msh.de

District of Mansfeld-Südharz
 Federal State: Saxony-Anhalt
 Administrative Headquarters: Sangerhausen
 Area: 1.448,60 km²
 Population: 134.206
 Population density: 95 P/km²
 Area outline: 11 cities & communities

Legend

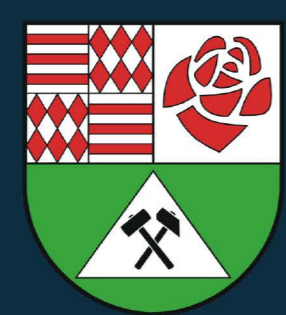
- Leipzig/Halle Airport
- National Highway
- Local Highway
- Motorway
- Available/Possible
- Partly available/Possible
- Not available/Possible

Imprint
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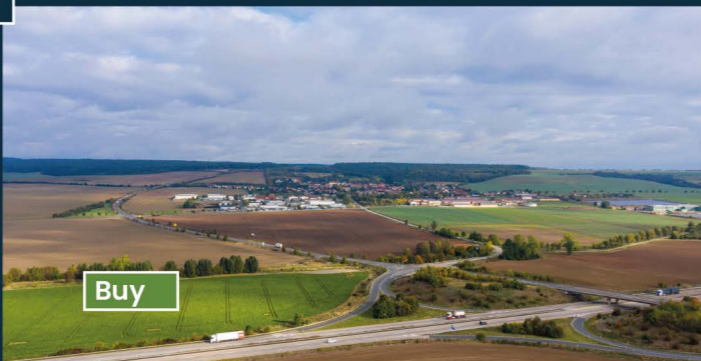
Standortentwicklungsgesellschaft Mansfeld-Südharz mbH



Commercial Sites in the Region of Central Germany
 District Mansfeld-Südharz



02 Industrial Estate „An der A 38/ B 180“



The area is situated in the southern locality of Rothenschirmbach, a commune of Lutherstadt Eisleben in the district of Mansfeld-Südharz and is currently used as farming land. Situated adjacent to the A38 motorway Halle/Leipzig-Göttingen, the national highways B80 and B180 and near to the Leipzig Airport the location fills all positive prerequisites for economic development and attractiveness.

Location Information and Transport Links

Gross size in m²	156 000	Rail Connection:	
Of which: freely available in m²	125 000	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Farm Land	Local Public Transport:	
Designation	Industrial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

75 km	79 km	57 km	44 km	0,1 km	16 km	Direct Connection

05 Commercial Estate „HIP - Hettstedt Industriepark“



The area is in the north east of the municipality of Mansfeld in the commune of Großörner. Some parts are located in the adjacent municipal area of Hettstedt. Both communities are situated in the district of Mansfeld-Südharz. The industrial area is revitalised with the primary aim of considering innovative and climate-friendly supply chains. The direct proximity to the KME Mansfeld GmbH and the adjacent connection to the regional and local rail network form obvious locational advantages for the development area of "HIP-Hettstedt Industriepark".

Location Information and Transport Links

Gross size in m²	280 000	Rail Connection:	
Of which: freely available in m²	172 000	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Lying fallow	Local Public Transport:	
Designation	Commercial/Industrial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

74 km	20 km	80 km	25 km	25 km	75 km	Direct Connection

08 Commercial Estate „Ritteröder Straße“



The area is situated in the western part of Hettstedt in south western Saxony Anhalt. With its location in the Region of Central Germany, Hettstedt is part of the Metropolitan Region of Central Germany. In the state development plan of Saxony-Anhalt, Hettstedt is a priority location for large industrial areas of nationwide relevance. The as yet unbuilt parts of the Industrial Estate "Ritteröder Straße" are fully developed and are ready for construction.

Location Information and Transport Links

Gross size in m²	499 900	Rail Connection:	
Of which: freely available in m²	30 400	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Lying fallow	Local Public Transport:	
Designation	Commercial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

70 km	20 km	80 km	25 km	28 km	25 km	Direct Connection

03 Commercial Estate „An der B 80“



In the town of Lutherstadt Eisleben tradition meets progress: culture invigorates the economy and vice versa. The town is an economic and cultural centre point for the Region of Central Germany. The immediate location on the A38 motorway Leipzig/Halle-Göttingen, the national highways B80 and B180 and the short distance near to the Leipzig Airport are positive basic requirements for economic development and an important building block for integration into the Metropolitan Region of Central Germany.

Location Information and Transport Links

Gross size in m²	690 000	Rail Connection:	
Of which: freely available in m²	12 000	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Farm Land	Local Public Transport:	
Designation	Commercial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

55 km	94 km	63 km	33 km	3 km	27 km	Direct Connection

06 Commercial Estate „Hundertacker“



The area is situated on the south east entrance to Helbra and offers very good location factors both for the creation of commercial facilities and for manufacturing industry. The associated municipality of Mansfelder Grund-Helbra has good transport connections between four important national highways: B80, B180, B86 and B242 and has thus established itself as a community with a balanced relationship between residential and commercial areas. The nearest towns are Lutherstadt Eisleben, Hettstedt and Sangerhausen.

Location Information and Transport Links

Gross size in m²	761 000	Rail Connection:	
Of which: freely available in m²	180 800	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Lying fallow	Local Public Transport:	
Designation	Commercial/Industrial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

60 km	90 km	70 km	33 km	12 km	26 km	4 km

09 Commercial Estate „Holzgewerbepark“



This Commercial and Industrial area in Berga has direct access to the motorway A38. Several hundred jobs have been created here by newly founded and expanding SMEs in recent years. Berga sits at an important traffic junction directly on the A38 not far from the motorway junction „Dreieck Südharz“. The site is very well connected to the local public transportation network and has a large freight train station.

Location Information and Transport Links

Gross size in m²	420 000	Rail Connection:	
Of which: freely available in m²	23 000	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Lying fallow	Local Public Transport:	
Designation	Commercial/Industrial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

118 km	100 km	82 km	76 km	0,1 km	25 km	Direct Connection

04 Commercial Estate „Strohügel“



The area is on the eastern boundary of Lutherstadt Eisleben and thus immediately near to 2 motorways, 2 national highways and the city of Halle. The town of Eisleben is an economic and cultural centre point for the Region of Central Germany. The immediate location on the A38 motorway Leipzig/Halle-Göttingen, the national highways B80 and B180 and the short distance near to the Leipzig Airport are positive requirements for economic development and an important building block for integration into the Metropolitan Region of Central Germany.

Location Information and Transport Links

Gross size in m²	52 000	Rail Connection:	
Of which:freely available in m²	17 518	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Farm Land	Local Public Transport:	
Designation	Commercial/Industrial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

60 km	90 km	60 km	37 km	3 km	27 km	Direct Connection

07 Commercial Estate „Nördlich der B 242“



The area is on the north eastern boundary of Klostermansfeld, a part of the associated municipality of Mansfelder Grund-Helbra. The municipality of Klostermansfeld has with the development of this commercial area created very good conditions for the settlement of investors. That is reflected everywhere with the high occupancy of the area with predominantly manufacturing businesses. Especially positive is the very good connection to the national transportation network.

Location Information and Transport Links

Gross size in m²	79 000	Rail Connection:	
Of which: freely available in m²	12 800	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Farm Land	Local Public Transport:	
Designation	Commercial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

60 km	87 km	66 km	34 km	11 km	26 km	Direct Connection

10 Industrial Estate „An der Krummschlacht“



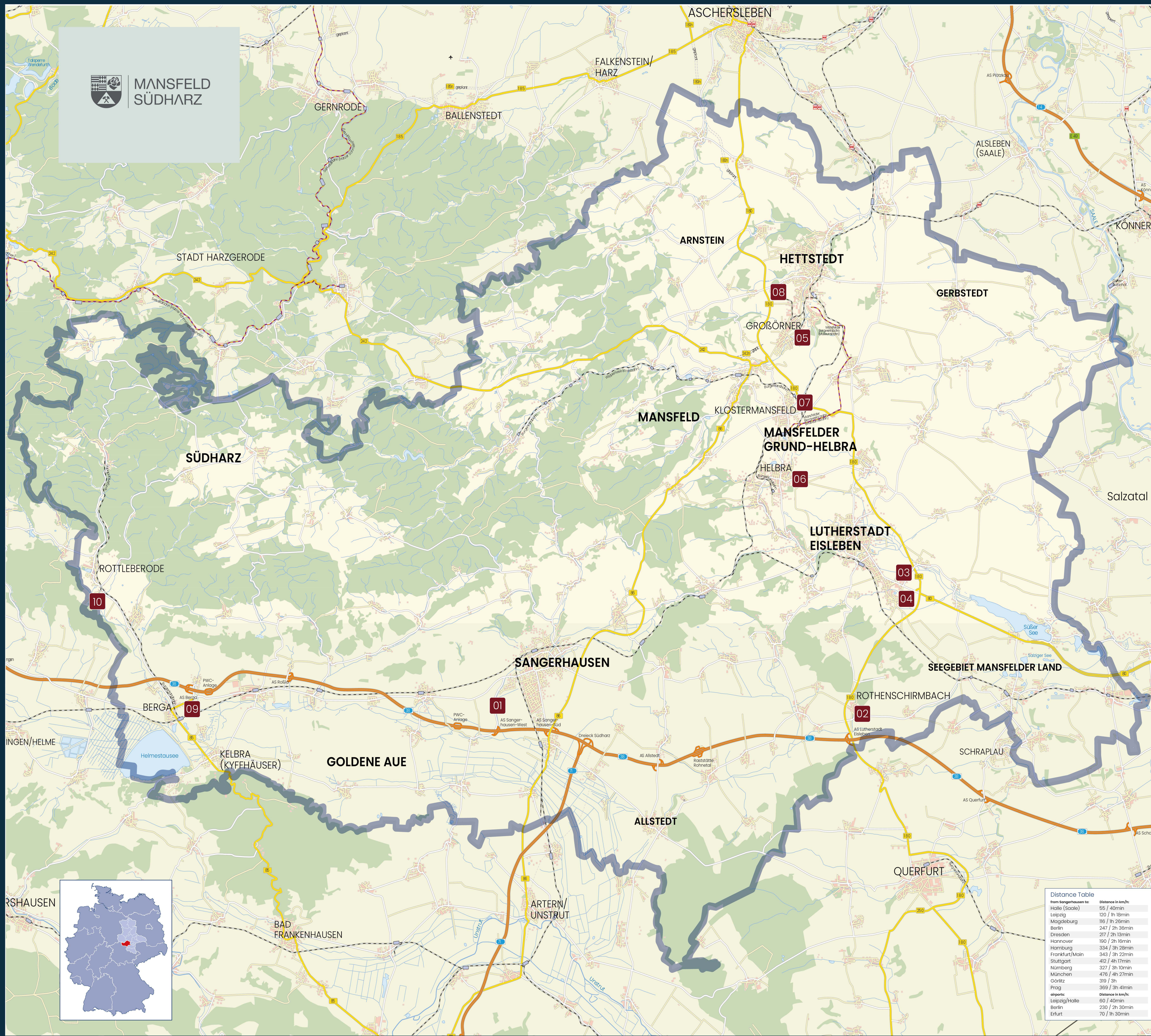
The municipality of "Südharz" is located on the southern edge of the Harz Mountains in the western part of Saxony-Anhalt in the district of "Mansfeld-Südharz". The commune of Rottleberode nestles in the Thura Valley and is considered the gateway to the Harz Mountains. The municipality of "Südharz" fulfills the task of being the basic centre. The focus of this central task is commercial settlement and housing. The transport connection is with the L236, B80, also the A38 and A71 motorways are in the immediate vicinity. The local railway line Rottleberode-Berga gives connections with the Halle-Kassel main line.

Location Information and Transport Links

Gross size in m²	300 000	Rail Connection:	
Of which: freely available in m²	164 941	Through Road:	
Planning status	Land-Use Plan, B-Plan approved	Road Access:	
Current usage	Lying fallow	Local Public Transport:	
Designation	Commercial Area	Media Connection:	
Availability	immediate	24 hour operation:	

Additional Information

95 km	94 km	95 km	119 km	5 km	30 km	Direct Connection



- 01 „Industriegroßfläche Sangerhausen“
Sangerhausen
- 02 „An der A38 / B80“
Lutherstadt Eisleben
- 03 „An der B80“
Lutherstadt Eisleben
- 04 „Strohügel“
Lutherstadt Eisleben
- 05 „HIP – Hettstedt Industriepark“
Mansfeld
- 06 „Hundertacker“
Mansfelder Grund-Helbra
- 07 „Nördlich der B242“
Mansfelder Grund - Helbra
- 08 „Ritteröder Straße“
Hettstedt
- 09 „Holzgewerbepark“
Goldene Aue
- 10 „An der Krummschlacht“
Südharz

i Further and more comprehensive information related to the above can be obtained in the Location Database. The listed reference number of the individual plots of land and objects corresponds exactly to the Location Database on seg-msh.de

Economic Region Mansfeld-Südharz

Task and goal of the Standortentwicklungsgesellschaft Mansfeld-Südharz mbH is to support the settlement or operational work of companies in the areas of location selection and subsidies as well as the coordination of tourist location factors in the district.

Mansfeld-Südharz offers excellent conditions for good economic development and a family-friendly atmosphere. The excellent location and infrastructural connection to the A38 and the Südharz motorway triangle of the A71 and A38 are a sign of this.

We offer you the best possible investment subsidies in the Federal Republic of Germany in the Mansfeld-Südharz district. You can expect extensive support options for your investment project respectively your research and development projects.

All this is Mansfeld-Südharz

History & Reformation

In Luther's land and Münzer's home, the traces of an eventful past are to be found everywhere.

Art & Culture

Traditional mining culture, informative museums and entertaining cultural highlights inspire people of all ages.

Nature & Adventure

Idyllic Harz villages, impressive karst landscape and romantic lakes invite you to be active and linger.

Pleasure & Wellness

Authentic restaurants, cosy wineries and relaxing wellness landscapes sweeten the trip.

Distance Table

From Sangerhausen to:	Distance in km/h:
Halle (Saale)	55 / 40min
Leipzig	120 / 1h 18min
Magdeburg	116 / 1h 28min
Berlin	247 / 2h 38min
Dresden	217 / 2h 18min
Hannover	190 / 2h 18min
Hamburg	334 / 3h 28min
Frankfurt/Main	343 / 3h 22min
Stuttgart	412 / 4h 17min
Nürnberg	327 / 3h 10min
München	478 / 4h 27min
Görlitz	316 / 3h
Prag	359 / 3h 43min
Warsaw	412 / 4h 17min
London	610 / 6h 10min
Paris	510 / 5h 10min
Rome	1010 / 10h 10min
New York	6100 / 61h 00min
Los Angeles	8100 / 81h 00min
San Francisco	7100 / 71h 00min
Sydney	10100 / 101h 00min
Auckland	11100 / 111h 00min
Wellington	12100 / 121h 00min
Christchurch	13100 / 131h 00min
Dunedin	14100 / 141h 00min
Hamilton	15100 / 151h 00min
Wellington	16100 / 161h 00min
Auckland	17100 / 171h 00min
Christchurch	18100 / 181h 00min
Dunedin	19100 / 191h 00min
Hamilton	20100 / 201h 00min
Wellington	21100 / 211h 00min
Auckland	22100 / 221h 00min
Christchurch	23100 / 231h 00min
Dunedin	24100 / 241h 00min
Hamilton	25100 / 251h 00min
Wellington	26100 / 261h 00min
Auckland	27100 / 271h 00min
Christchurch	28100 / 281h 00min
Dunedin	29100 / 291h 00min
Hamilton	30100 / 301h 00min
Wellington	31100 / 311h 00min
Auckland	32100 / 321h 00min
Christchurch	33100 / 331h 00min
Dunedin	34100 / 341h 00min
Hamilton	35100 / 351h 00min
Wellington	36100 / 361h 00min
Auckland	37100 / 371h 00min
Christchurch	38100 / 381h 00min
Dunedin	39100 / 391h 00min
Hamilton	40100 / 401h 00min
Wellington	41100 / 411h 00min
Auckland	42100 / 421h 00min
Christchurch	43100 / 431h 00min
Dunedin	44100 / 441h 00min
Hamilton	45100 / 451h 00min
Wellington	46100 / 461h 00min
Auckland	47100 / 471h 00min
Christchurch	48100 / 481h 00min
Dunedin	49100 / 491h 00min
Hamilton	50100 / 501h 00min
Wellington	51100 / 511h 00min
Auckland	52100 / 521h 00min
Christchurch	53100 / 531h 00min
Dunedin	54100 / 541h 00min
Hamilton	55100 / 551h 00min
Wellington	56100 / 561h 00min
Auckland	57100 / 571h 00min
Christchurch	58100 / 581h 00min
Dunedin	59100 / 591h 00min
Hamilton	60100 / 601h 00min
Wellington	61100 / 611h 00min
Auckland	62100 / 621h 00min
Christchurch	63100 / 631h 00min
Dunedin	64100 / 641h 00min
Hamilton	65100 / 651h 00min
Wellington	66100 / 661h 00min
Auckland	67100 / 671h 00min
Christchurch	68100 / 681h 00min
Dunedin	69100 / 691h 00min
Hamilton	70100 / 701h 00min
Wellington	71100 / 711h 00min
Auckland	72100 / 721h 00min
Christchurch	73100 / 731h 00min
Dunedin	74100 / 741h 00min
Hamilton	75100 / 751h 00min
Wellington	76100 / 761h 00min
Auckland	77100 / 771h 00min
Christchurch	78100 / 781h 00min
Dunedin	79100 / 791h 00min
Hamilton	80100 / 801h 00min
Wellington	81100 / 811h 00min
Auckland	82100 / 821h 00min
Christchurch	83100 / 831h 00min
Dunedin	84100 / 841h 00min
Hamilton	85100 / 851h 00min
Wellington	86100 / 861h 00min
Auckland	87100 / 871h 00min
Christchurch	88100 / 881h 00min
Dunedin	89100 / 891h 00min
Hamilton	90100 / 901h 00min
Wellington	91100 / 911h 00min
Auckland	92100 / 921h 00min
Christchurch	93100 / 931h 00min
Dunedin	94100 / 941h 00min
Hamilton	95100 / 951h 00min
Wellington	96100 / 961h 00min
Auckland	97100 / 971h 00min
Christchurch	98100 / 981h 00min
Dunedin	99100 / 991h 00min
Hamilton	100100 / 1001h 00min

More information on the tourist region of Mansfeld-Südharz can be found at www.mansfeldsuedharz-tourismus.de