FANEERIN BUSINESS PARK

INFRASTRUCTURE FOR GROWTH

HEINOLA / FINLAND

6 MW POWER CAPACITY

4 MW existing + 2 MW confirmed expansion



Faneerin Business Park - aerial view of the industrial campus in Heinola.

25 ha
TOTAL LAND + WATER

23,000 m2
EXISTING BUILDINGS

6 MW
POWER POTENTIAL

An established multi-tenant industrial campus with existing power infrastructure, fibre connectivity, buildings and development potential in Southern Finland.

Industrial use | Data infrastructure | Energy | Technology

THE PROPERTY

An operating industrial campus with development potential

LAND AREA	Approx. 15 ha
PRIVATE WATER AREA	Approx. 10 ha
EXISTING BUILDINGS	Approx. 23,000 m2
OPERATING BUSINESSES	25+ on site
ZONING	T7 - industrial and warehousing
UNUSED BUILDING RIGHTS	Approx. 22,000 m² of permitted floor area No zoning amendment required for industrial use.

ESTABLISHED INFRASTRUCTURE

20 kV electrical supply and an on-site distribution network.

Ring-fed power infrastructure with two supply directions; one held in reserve.

Existing fibre-optic connectivity and heating infrastructure.

Operational buildings, yards and an established tenant community.

INVESTMENT OPPORTUNITY

The property may support phased industrial, technology or data-centre development, subject to buyer feasibility, technical design and necessary approvals.

Sale scope: land, private water area, buildings, electrical infrastructure and existing lease agreements.

POWER & DEVELOPMENT

6 MW total capacity pathway

4 MW
EXISTING CAPACITY

+ 2 MW
ELENIA-CONFIRMED IN WRITING

Indicative lead time: 4 months | Quoted cost: EUR 100,000 incl. VAT

GRID & LONG-TERM POTENTIAL

The site's 20 kV supply and ring-fed internal network provide an existing industrial electrical foundation. Elenia has confirmed an additional 2 MW of power capacity in writing.
Future regional grid development, including Harjulinja, may create further opportunities, but no additional site capacity beyond 6 MW is guaranteed.

POTENTIAL USES

DATA & COMPUTE | INDUSTRY & PRODUCTION

ENERGY & TECHNOLOGY | LOGISTICS & STORAGE

DISCUSS THE OPPORTUNITY

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Property details are indicative and should be verified during due diligence.