FANEERIN KIINTEISTÖT OY

FANEERIN BUSINESS PARK

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INFRASTRUCTURE FOR GROWTH

An established industrial business park with power infrastructure, existing buildings and room to develop in Southern Finland.

HEINOLA / FINLAND

25 ha
TOTAL PROPERTY AREA

23,000 m²
EXISTING BUILDINGS

4 MW
CURRENT POWER INFRA

AN ACTIVE BUSINESS PARK. A PLATFORM FOR FUTURE GROWTH.

Industrial use • Energy • Technology • Data infrastructure

THE LOCATION

A mature site with room to evolve

SITE AT A GLANCE

LAND	More than 15 ha
PRIVATE WATER AREA	Approx. 10 ha
BUILDINGS	Approx. 23,000 m²
BUSINESS COMMUNITY	25+ businesses operating on site
INDUSTRIAL ZONING	T7 - industrial and warehousing
UNUSED BUILDING RIGHTS	Approx. 22,000 m² (published figure)

AN ESTABLISHED OPERATING ENVIRONMENT

The former plywood mill has evolved into a multi-tenant business park with industrial halls, warehouse and office premises, maintained yards and shared services.

CONNECTED INFRASTRUCTURE

20 kV
ELECTRICAL SUPPLY
On-site distribution network

FIBRE
CONNECTIVITY
Existing fibre-optic connections

HEAT
DISTRICT HEATING
Existing heating infrastructure

Site information reflects published property details. Development suitability, zoning requirements and technical capacities must be confirmed for each proposed use.

DEVELOPMENT POTENTIAL

A platform for the next investment

POWER INFRASTRUCTURE

The site features a 20 kV electrical connection, an internal distribution network and three 2 MW transformers. Its ring-fed electrical network provides two supply directions, with one currently maintained as a standby feed.

4 MW	5 MW	~4 months
CURRENT	EXPANSION OPTION	INDICATED LEAD TIME

Current power capacity is 4 MW. Network operator Elenia has confirmed a 1 MW increase with an approximately four-month lead time, according to the property owner.

Fingrid's planned Harjulinja extension through the Heinola region could strengthen long-term regional grid capacity and create further opportunities for power-intensive investment. Site-specific increases beyond 5 MW remain subject to grid studies and approvals.

POTENTIAL USES

- **INDUSTRY & PRODUCTION**
  Existing industrial facilities and established utilities.
- **DATA & COMPUTE**
  Potential for data centre and server infrastructure, subject to feasibility.
- **ENERGY & TECHNOLOGY**
  An adaptable platform for power-intensive operations.
- **LOGISTICS & STORAGE**
  Large premises, yards and connections to major routes.

EXPLORE THE POTENTIAL

We welcome enquiries on long-term site development, business expansion and strategic investment opportunities. Concepts can be explored alongside the park's ongoing business operations.

CONTACT

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