

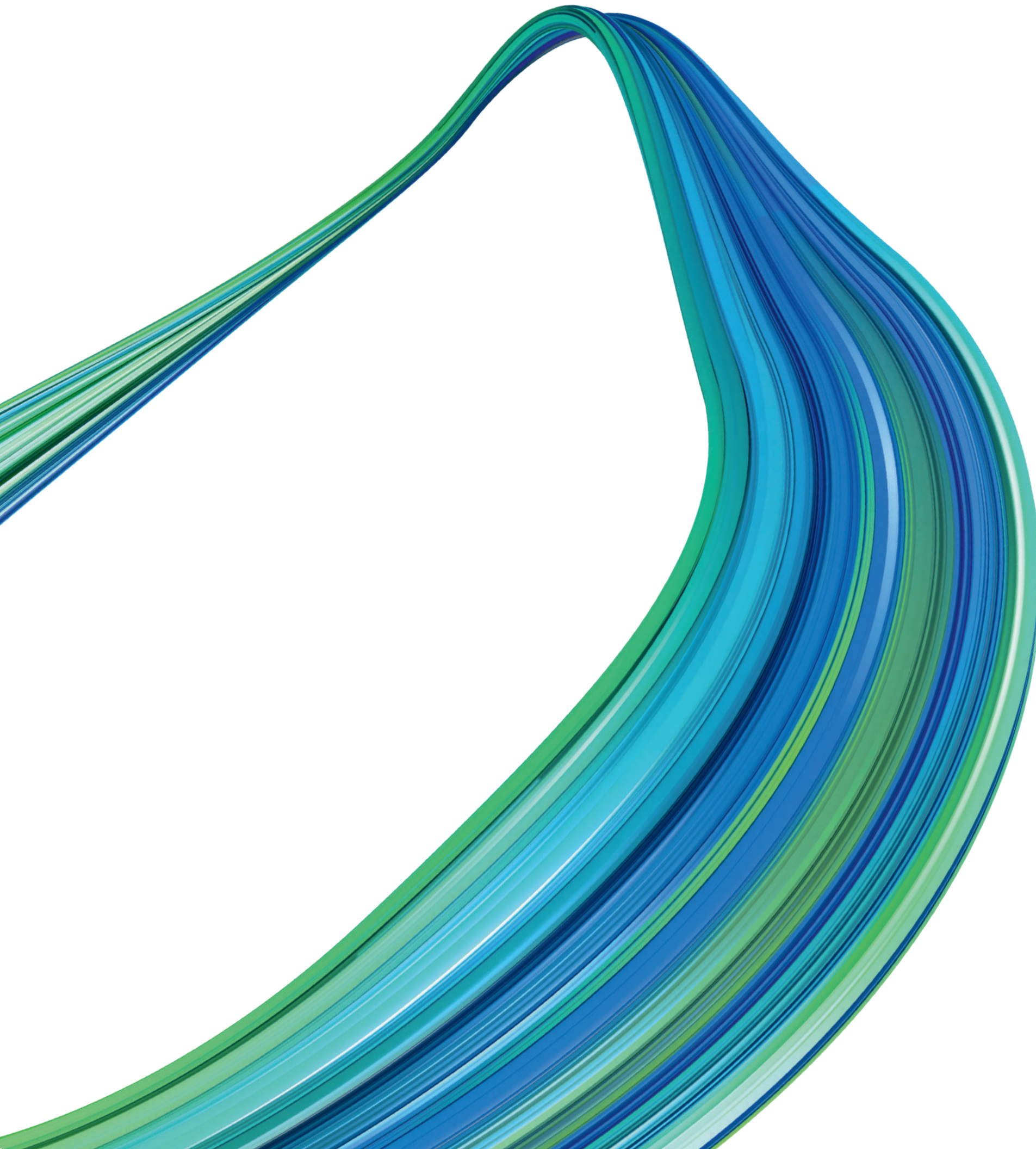
The GreenTech Park



# Welcome on the Path to the Future.

One GreenTech Park,  
many possibilities:  
Discover the potential  
of FLUXUM Gernsheim





# Everything is in flux – and full of possibilities

The GreenTech Park FLUXUM Gernsheim is situated on a striking curve of the Rhine river in the **Rhine-Main region**. The industrial history of this location dates back more than 120 years with **technology and innovations** having shaped the development and the people of this area. We are now building on this tradition with FLUXUM.

Our **modern industrial site** offers GreenTech companies, from start-ups to established SMEs, everything they need to develop innovative products and services.



# Three good reasons for FLUXUM Gernsheim



## An extensive ecosystem

With its abundance of technical and scientific institutions, the Rhine-Main region is the perfect place for new companies to grow. With FLUXUM Gernsheim, we are making a very special contribution. Our GreenTech Park provides an ideal platform for a sustainable exchange of knowledge in the region thanks to our direct collaboration with universities, financial institutions and state governments.



## Room for growth

FLUXUM Gernsheim offers a modern industrial park with sufficient space and individual room for growth: More than 26 hectares of development land that can be made available as a designated industrial site to companies operating in accordance with the German Federal Immissions Control Act (BImSchG)/Hazardous Incident Ordinance. At FLUXUM, you will also be located in direct proximity to renowned companies from the chemical, life science and technology industries.



## Excellent infrastructure

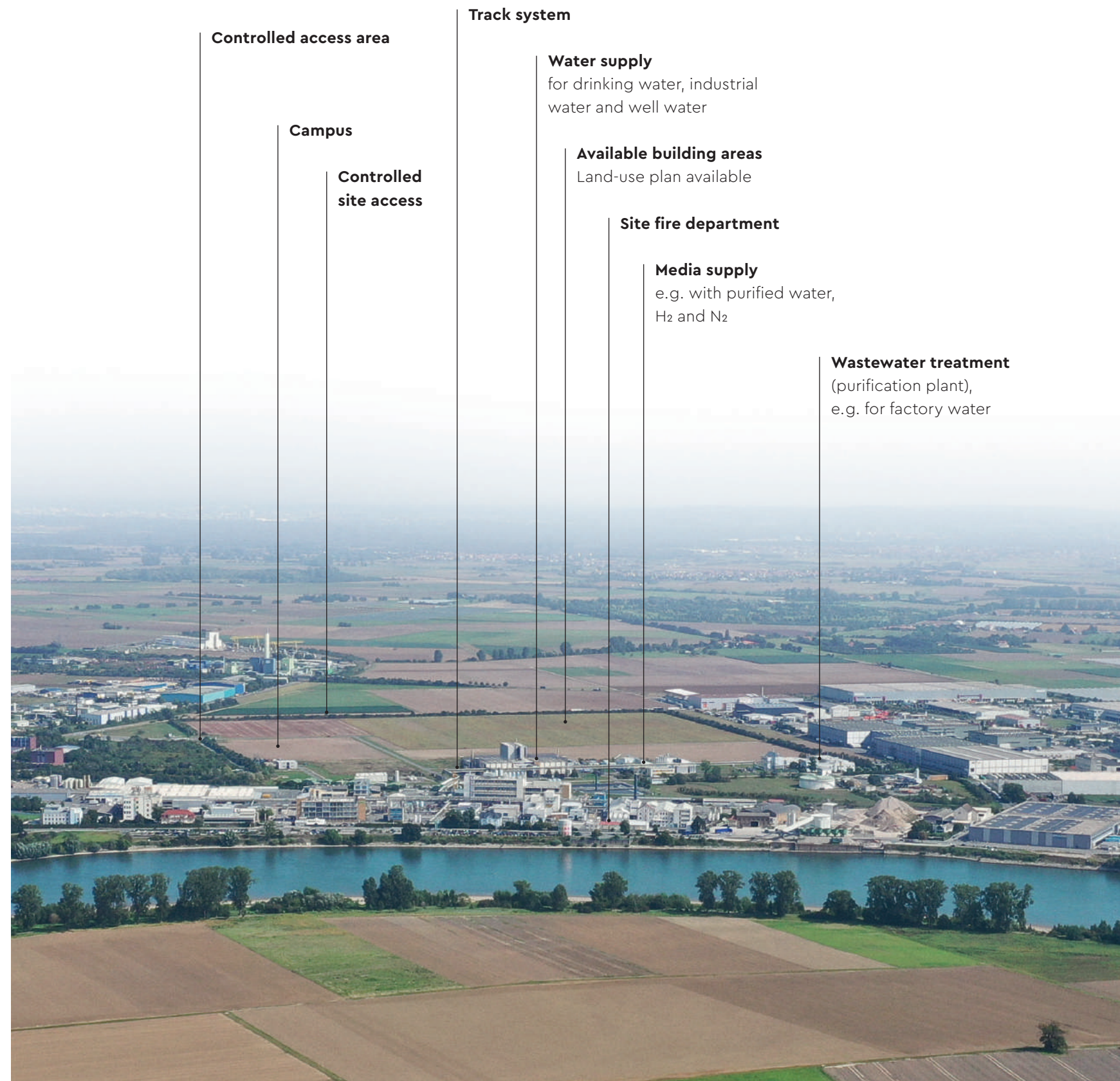
Media supply, a site fire department, or your own wastewater treatment: FLUXUM Gernsheim offers everything a modern industrial site needs. In addition, you will benefit from optimum transportation connections: Our GreenTech Park is just a few minutes from the A5 and A67 highways and 30 minutes from Frankfurt Airport. We also have our own railway track system that can be expanded and the container handling system on the Rhine river port in Gernsheim is within viewing distance of our premises.



## The clip on FLUXUM Gernsheim

For a comprehensive overview of the GreenTech Park, simply scan the QR code.

# Overview of the GreenTech Park





# Our vision: Plenty of space for growth and development



May be subject to change.

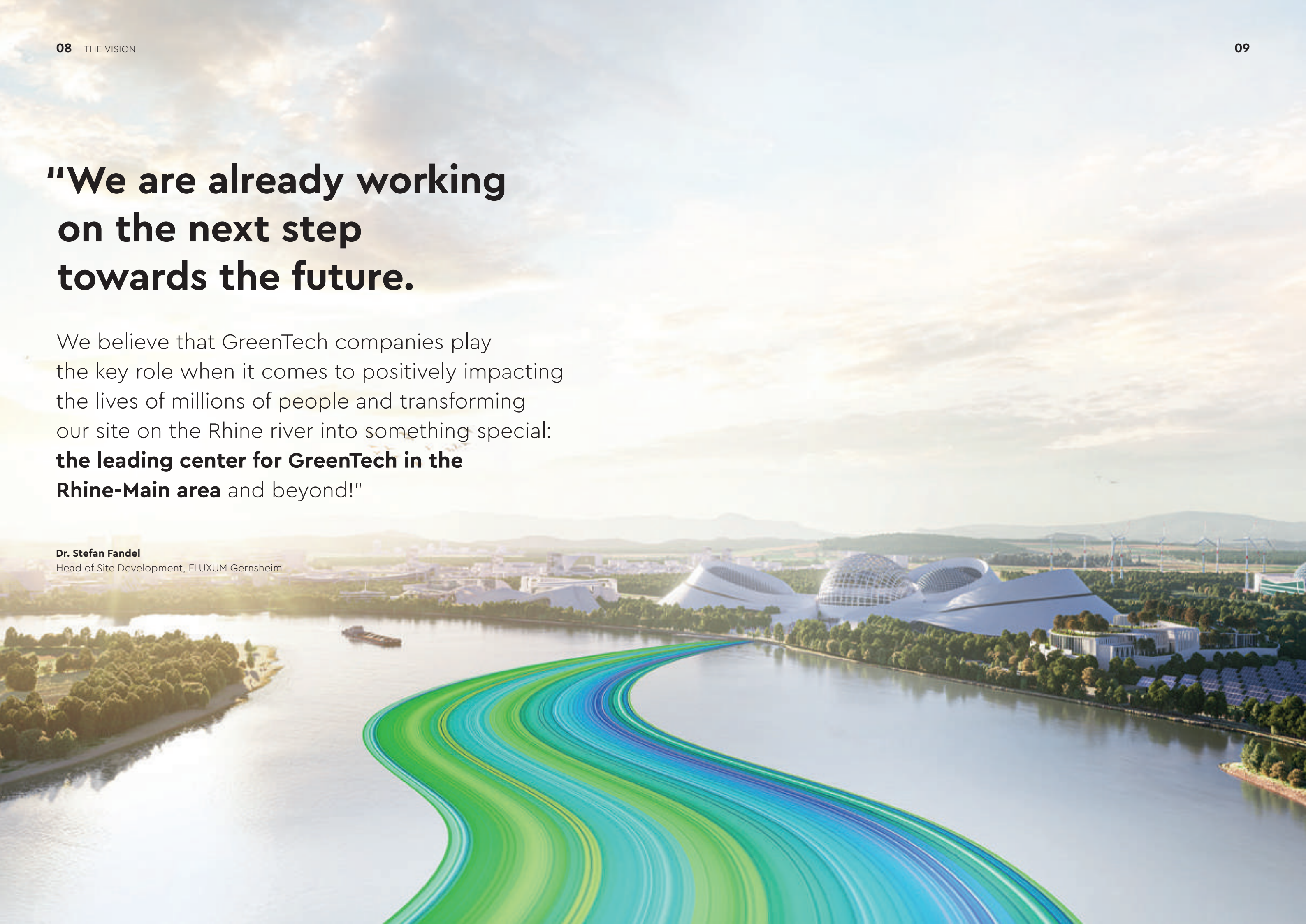
- 1 Incubator:** Immediately available laboratory and office areas for university spin-offs or start-up companies to develop new GreenTech products and services.
- 2 Closed building areas:** Customized buildings with the possibility of sustainable energy generation, e.g. in the form of a photovoltaic system.
- 3 Multi-user facility:** Here, we offer young start-ups individual growth opportunities after their development phase, providing laboratories, a technical center, as well as office and staff amenity facilities.
- 4 Entrance:** The center of FLUXUM Gernsheim with controlled access paths to the eastern area.
- 5 Energy supply:** Facility for combining external and internal energy sources and integrating potential energy storage.
- 6 Meeting square:** Meeting point for exchanging ideas in a pleasant atmosphere.
- 7 Campus:** Central technology and science area with an accelerator building as the centerpiece and additional facilities such as offices, a cafeteria, laboratories, and general communication and exchange centers.
- 8 Commercial premises:** Free areas for GreenTech companies whose products and services generate little to no emissions.
- 9 Attractor:** Future development and expansion areas on the existing western area.

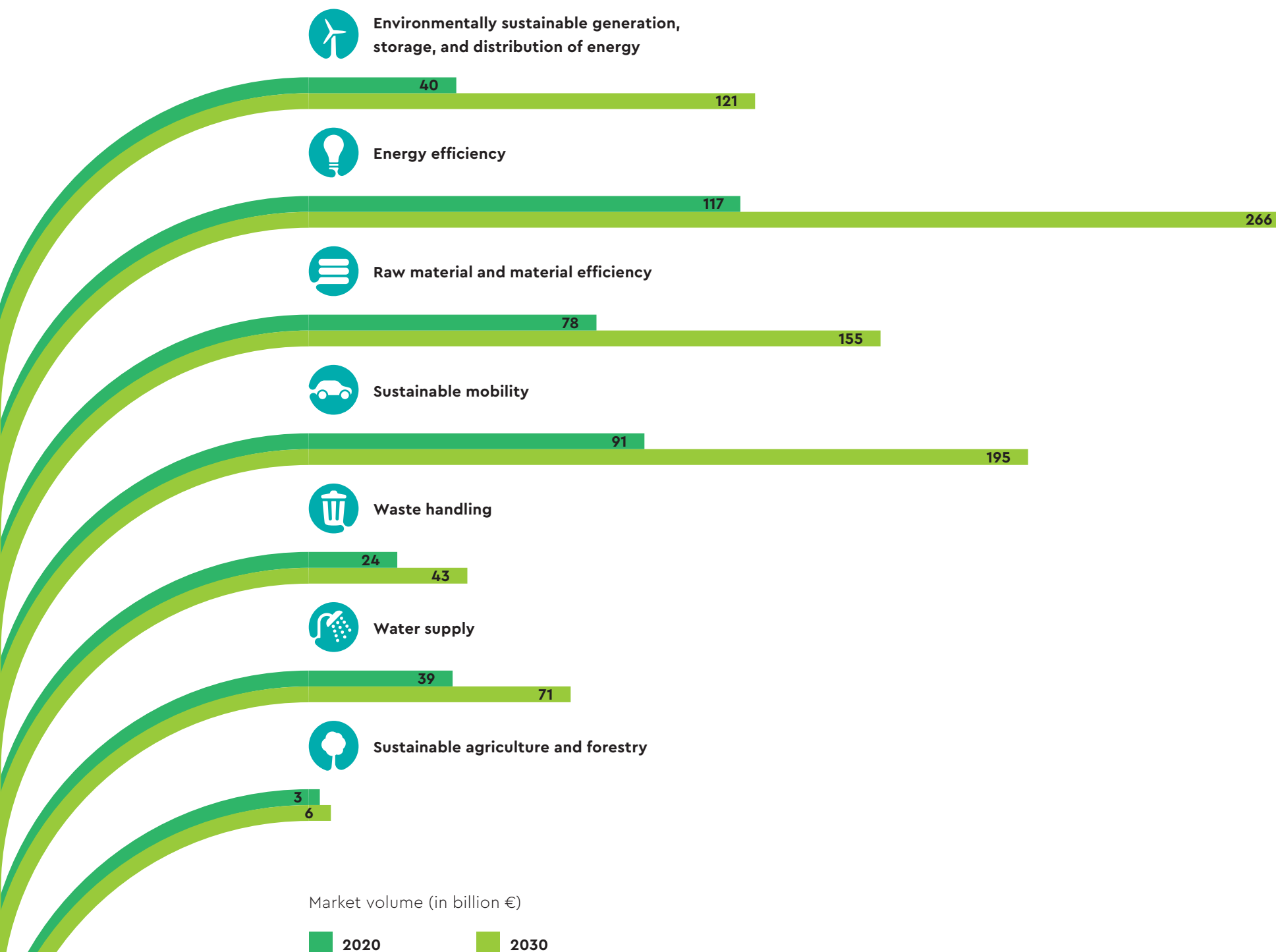


# "We are already working on the next step towards the future."

We believe that GreenTech companies play the key role when it comes to positively impacting the lives of millions of people and transforming our site on the Rhine river into something special: **the leading center for GreenTech in the Rhine-Main area** and beyond!"

**Dr. Stefan Fandel**  
Head of Site Development, FLUXUM Gernsheim





## GreenTech as a worldwide growth driver

The **GreenTech Atlas 2021** published by the German Federal Ministry for the Environment, Nature Conservation, Nuclear Safety and Consumer Protection (BMUV) shows what we have known for a long time: **The global market for environmental technologies will continue to grow.** Average annual growth of 7% is forecast by 2030 – for the German sector, this figure is even higher at 8%.

With these figures backing us up, we are confident **that we're on the right path to the future.**



# We are here to support you!

Join us on an exciting path towards a future full of sustainable, innovative solutions. We invite you to take a tour of the GreenTech Park so that you can obtain a comprehensive picture of the site.

## Your contacts



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# How to get to FLUXUM Gernsheim: Directions for cars and trucks

## Via the A67 from the north (Darmstadt/Frankfurt)

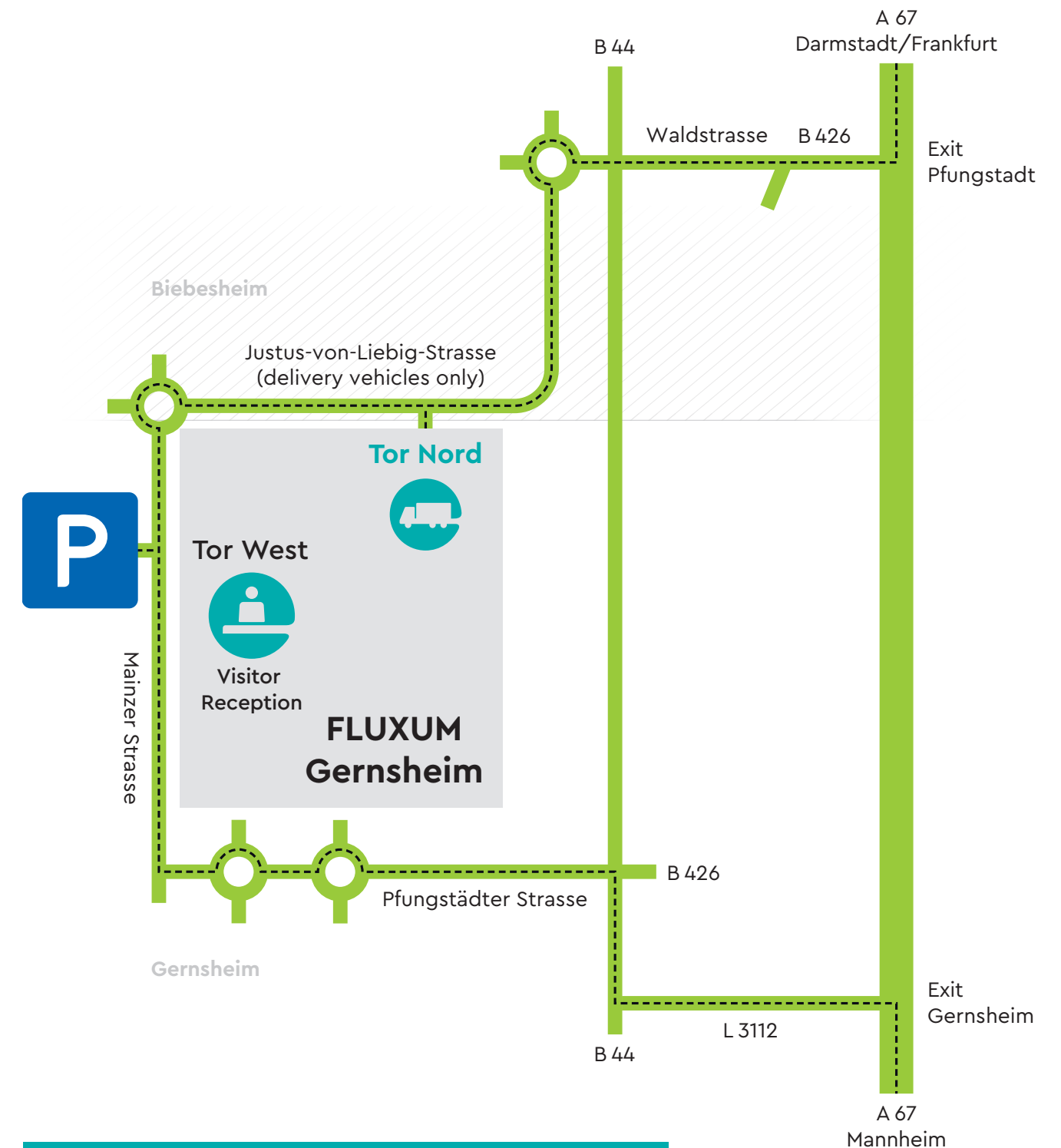
- Take the exit "Pfungstadt" from the A67 highway
- Take the B426 towards Gernsheim (9 km)
- After Pfungstadt/Hahn at the turn-off on the B426 towards Gernsheim, continue straight towards Biebesheim
- Take the third exit from the traffic circle towards "Gernsheim/Biebesheim Industriegebiet" and drive through the southern part of the industrial area
- After crossing the railway bridge, turn left towards Gernsheim at the traffic lights at the junction with Mainzer Strasse
- **You will reach "Tor West" (main gate) after about 300 m**

## Via the A67 from the south (Mannheim)

- Take the exit "Gernsheim" from the A67 highway
- Drive towards Groß-Gerau/Gernsheim
- At the traffic lights at the junction with the B44, turn right towards "Groß-Gerau/Industriegebiet Gernsheim"
- At the next set of traffic lights at the junction with the B426, turn left,
- Leave the roundabout at the second exit towards "Groß-Gerau/Industriegebiet West"
- After crossing the railway tracks, take the second traffic circle exit and turn right onto Mainzer Strasse towards "Gernsheim/FLUXUM/Merck"
- **You will reach "Tor West" (main gate) after about 1,400 m**

## Continuing to "Tor Nord"

- Follow Mainzer Strasse towards Biebesheim
- At the next set of traffic lights (after roughly 300 m), turn right towards "Gernsheim/Biebesheim Industriegebiet"
- After crossing the railway bridge, you will come to "Tor Nord" on the right-hand side
- There are parking spots for trucks as well as restrooms and showers
- **Please note:** The passes for accessing the premises are only issued at Tor West



### At Tor West (main gate)

**Site access passes are only issued at Tor West.**

Turn into the site parking lot at Tor West and park in the designated visitors parking lot or the parking lane for trucks. Our employees at Tor West will be happy to provide assistance. Please have your personal identification documents ready.



The GreenTech Park



**[www.fluxum-gernsheim.com](http://www.fluxum-gernsheim.com)**

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Mainzer Strasse 41, 64579 Gernsheim  
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