

RHEINE 30|70

IndustrieRAUM

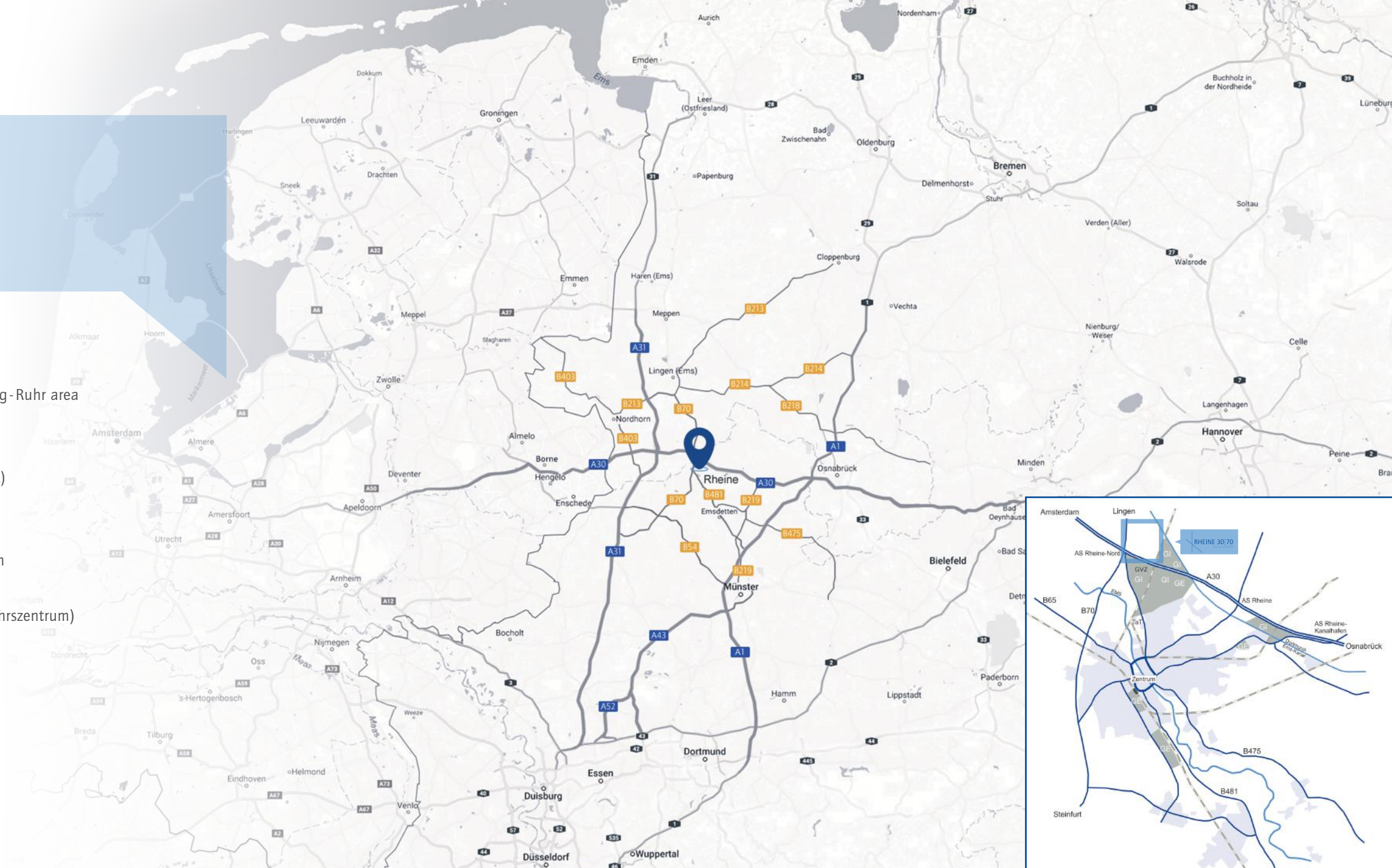
IN THE MIDDLE

North Rhine-Westphalia
Lower Saxony | Netherlands

RHEINE 30|70 IS IN THE MIDDLE: NORTH RHINE-WESTPHALIA | LOWER SAXONY | NETHERLANDS

Ideal location on the East-West axis (A30) Poland-Germany (Berlin) -
Netherlands (Rotterdam) and the North-South axis (A1, A31) Hamburg - Ruhr area

- | Central location between Münster, Osnabrück, Enschede (NL)
- | 3 separate junctions on the A30 and short distances to the A1 and A31
- | Rail hub with IC connections on the routes Amsterdam-Berlin and Emden-Rhine/Ruhr as well as handling facilities for intermodal transport in the cargo center Rheine (Güterverkehrszentrum)
- | Direct connection to the Dortmund-Ems canal, close to the Mittelland canal as well as hinterland connection to the German North Sea ports
- | International airport Münster Osnabrück (FMO) only 25 km away



RHEINE

is a multi-award-winning
trimodal logistics centre
in NRW with excellent rail,
road and water links and
is an ideal location for
growing companies.



At this location companies benefit from the direct, trimodal handling facilities:

- | intermodal system in the cargo center Rheine (Güterverkehrszentrum) less than 2 km away
 - | Spelle-Venhaus port around 3 km away
 - | Rheine canal port around 8 km away
- | The industrial estate can be found to the north of Rheine, directly at the A30 junction Rheine North and the B70.
- | It connects the existing industrial estate Rheine North and the cargo center Rheine (Güterverkehrszentrum) with the Holsterfeld industrial estate of Salzbergen. This is where one of the largest interstate industrial areas is developing between North Rhine-Westphalia and Lower Saxony.

RHEINE 30|70 CONNECTS NORTH RHINE-
WESTPHALIA | LOWER SAXONY | NETHERLANDS



RHEINE OFFERS SPACE FOR
ECONOMIC SUCCESS

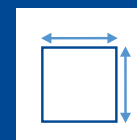
- | RHEINE 30|70 is a modern industrial estate that appeals equally to manufacturing companies, logistics service providers and classic commercial enterprises with high demands on logistics
- | Flexible and large properties can be realised to meet any demand:
 - | construction sites from around 5,000 m² to more than 100,000 m² can be split into plots
 - | Plot depths from 70 m to over 280 m
- | Great development potential thanks to attractive site occupancy index (SOI), cubic index (CI) and permissible building height
- | Possibility of 24/7-operations and liberal planning law
- | No neighbouring residential buildings with restrictive protective requirements

RHEINE 30|70 OFFERS GREAT DEVELOPMENT POTENTIAL AS AN INDUSTRIAL AREA FOR YOUR ECONOMIC SUCCESS

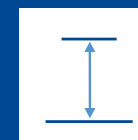
- | Hub function on the East-West axis Poland-Netherlands (A30) and the North-South axis Hamburg - Ruhr area (A1, A31)
- | Three separate motorway junctions on the A30 (Amsterdam-Hanover-Berlin)
- | A30 junction Rheine North 300 m away
- | B70 junction 100 m away
- | Truck stop with parking spaces for trucks, hotels and restaurants in the direct vicinity
- | 40 km to Münster, Osnabrück and Enschede
- | Train station with IC connection as well as handling facilities for intermodal transport in the cargo center Rheine (Güterverkehrszentrum)
- | 25 km to the international airport Münster Osnabrück (FMO)
- | Borders the Dortmund-Ems canal and near the Mittelland canal

IN THE MIDDLE

North Rhine-Westphalia
Lower Saxony | Netherlands



around 5,000 m²
– 100,000 m²
construction sites



70 m – 280 m
plot depths



24/7-
operations



A30 | B70
A31 | A1
Hub

RHEINE: A DYNAMIC AND HEALTHY ECONOMIC REGION

- | With around 80,000 inhabitants (2018) and more than 1 million people within a catchment area of 40 km, Rheine is the second largest town in Münsterland after Münster.
- | The healthy economic structure is characterised by a varied mix of powerful midtier companies. Rheine can boast companies in every line of industry that are firmly established on a national, and in some cases international level. The main focus lies on food, health, logistics, mechanical engineering, textiles and wind power.
- | Low unemployment and surplus of inbound commuters
- | University location and the biggest school site in the Steinfurt district
- | Liveable residential location with museums, nature zoo, ems wetlands, münsterland parkland and historic old town
- | Centrality index of 113.2 (2018)
- | Retail-related purchasing power EUR 400.1 million (2018)



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