

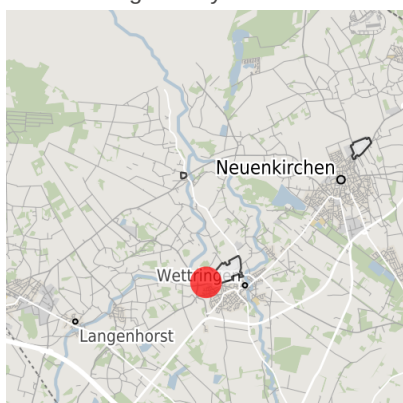
## Factsheet parcel

|                 |                                    |
|-----------------|------------------------------------|
| Designation     | Gewerbegebiet Wettringen (No. 032) |
| Area size       | 12,200 m <sup>2</sup>              |
| City / district | Wettringen, Steinfurt              |

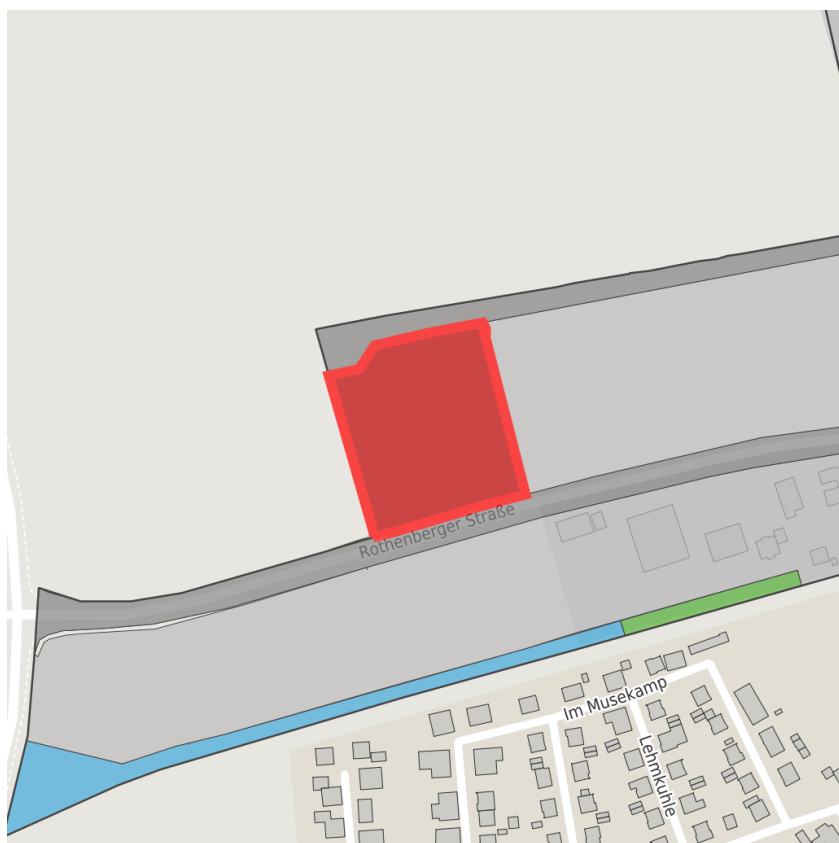
## Map view



Location in germany



Location in municipality



Detail view

© [OpenStreetMap](#) contributors. Map view subject to exact measurement.

## Availabilities

|                                                                                                                |                                                                                                                                  |                                                                                                                                   |                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  Immediately available area |  Available area within short term (< 2 years) |  Available area within medium term (2-5 years) |  Available area within Long term (> 5 years) |
|  Not available area         |                                                                                                                                  |                                                                                                                                   |                                                                                                                                   |

## Other areas

|                                                                                                       |                                                                                                  |                                                                                                                    |                                                                                                   |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  Private ownership |  Water area   |  Rail area                      |  Street area |
|  Green area        |  Living space |  disposal/supply infrastructure |  Other Area  |

## Parcel

|                  |                            |
|------------------|----------------------------|
| Area size        | 12,200 m <sup>2</sup>      |
| Price            | 22.00 €/m <sup>2</sup>     |
| Availability     | Immediately available area |
| Area designation | Commercial zone            |
| Divisible        | Yes                        |
| 24h operation    | No                         |

## Commercial zone

Gewerbegebiet Wettringen

The development plan guarantees the investors most extensive design freedom.

|                           |                                                                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location                  | Outskirts                                                                                                                                                                                                                                          |
| Industrial tax multiplier | 375.00 %                                                                                                                                                                                                                                           |
| Price range               | from 13.00 €/m <sup>2</sup> to 22.00 €/m <sup>2</sup>                                                                                                                                                                                              |
| Price comment             | Commercial building at the price of 13,00 EUR/m <sup>2</sup> in the area of upper Siemensweg / Grüner Weg, 18,00 EUR/m <sup>2</sup> in the expansion area north of the industrial path and 22,00 EUR/m <sup>2</sup> along the Rothenberger Straße. |
| Regional important?       | Yes                                                                                                                                                                                                                                                |



Industriegebiet 170828 (17).JPG



Industriegebiet 170828 (18).JPG

## Transport connections

|                  |                   |  | Distance |       |
|------------------|-------------------|--|----------|-------|
|                  |                   |  | [km]     | [min] |
| Freeway          | A 31              |  | 12.0     | 14    |
|                  | A 30              |  | 15.0     | 13    |
|                  | A 1               |  | 30.0     | 23    |
| Highway          | B 70              |  | 0.0      | 0     |
|                  | B 499             |  | 4.0      | 6     |
|                  | B 54              |  | 6.0      | 7     |
| Airport          | Münster/Osnabrück |  | 25.0     | 34    |
| Port             | Kanalhafen Rheine |  | 30.0     | 27    |
| Rail freight     | Rheine            |  | 12.0     | 15    |
| Public transport | Rheine            |  | 12.0     | 15    |

## Links

[Homepage Gemeinde Wettringen](#)

[Lageplan](#)

## Contact person

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