

# EXPOSÉ

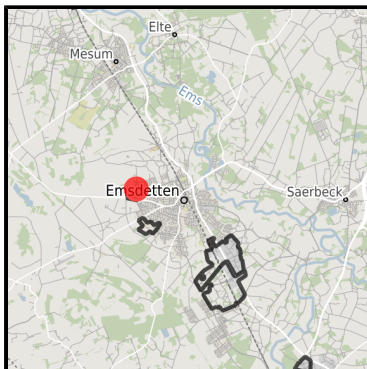
## Gewerbegebiet West - nördlicher Teil

Ort: Emsdetten

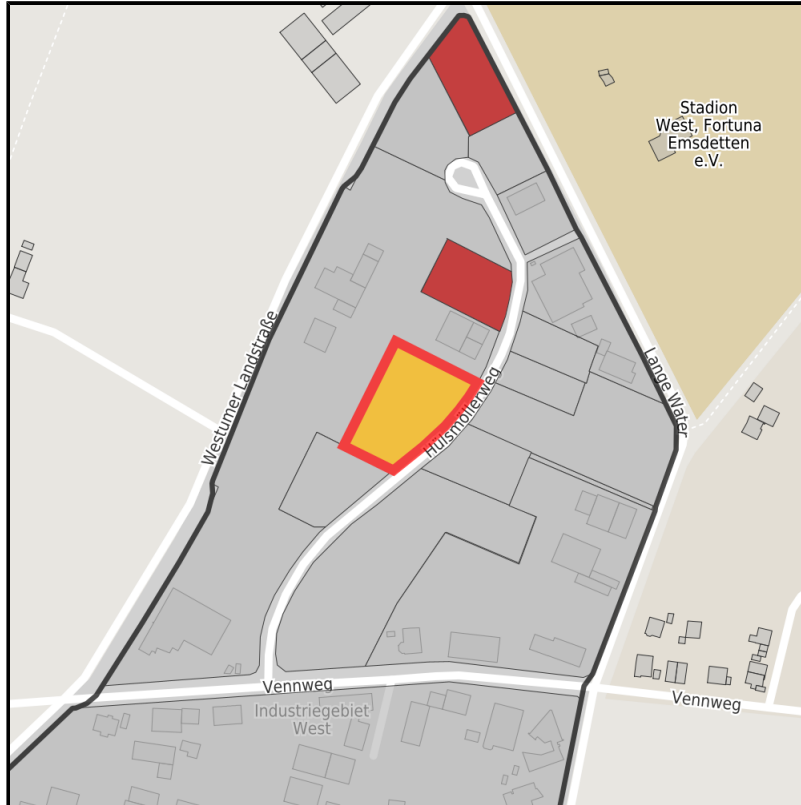
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

### Parcel

|                  |                                               |
|------------------|-----------------------------------------------|
| Area size        | 3,440 m <sup>2</sup>                          |
| Price            | 39.50 €/m <sup>2</sup>                        |
| Availability     | Available area within medium term (2-5 years) |
| Area designation | Commercial zone                               |
| Divisible        | No                                            |
| 24h operation    | No                                            |

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### Details on commercial zone

Business park West - northern part

Commercial zone located on the Lange Water / Westumer Landstraße. Distance to University of Applied Sciences Steinfurt: 15 km Distance to the University of Münster: 30 km

Area type GE / GI

Specifics The commercial zone is supplied with fiber optics. Bandwidths up to 1 GBit/s are possible. The connection is made at transparent conditions.

### Links

<https://muensterland.blis-online.eu>

### Transport infrastructure

|              |                   |       |
|--------------|-------------------|-------|
| Freeway      | A 1               | 18 km |
| Airport      | Münster/Osnabrück | 14 km |
| Port         | Hafen             | 12 km |
| Rail freight | Münster           | 30 km |

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### Contact person

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