

## EXPOSÉ

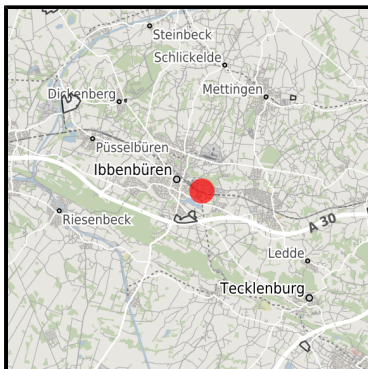
### Gewerbegebiet Laggenbecker Straße II

Ort: Ibbenbüren

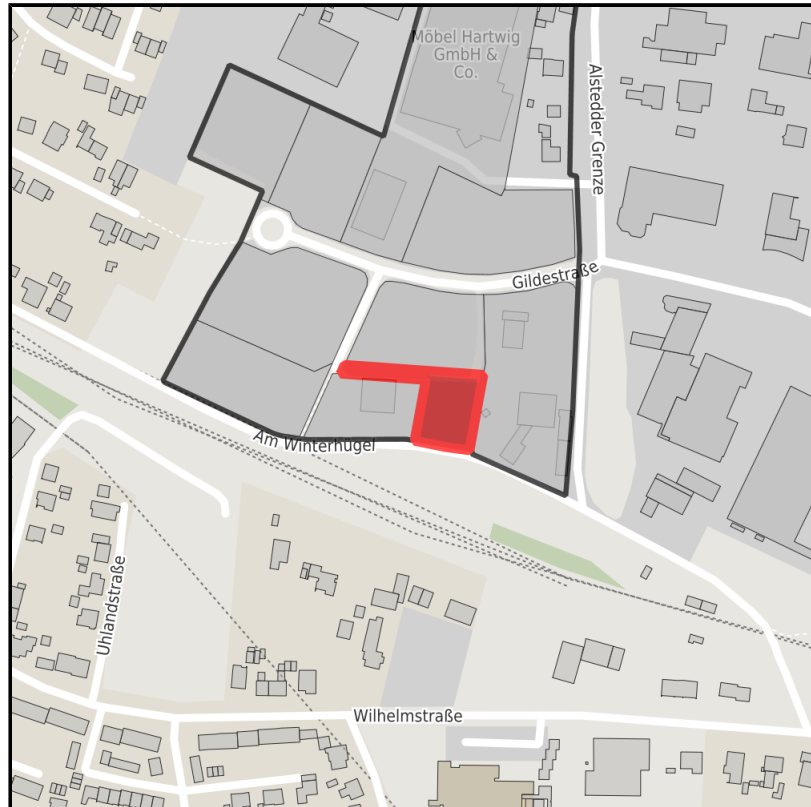
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

### Parcel

Area size	1,862 m <sup>2</sup>
Availability	Immediately available area
Divisible	No
24h operation	No

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### Details on commercial zone

Business park Laggenbecker Street II

Sub-leasehold plot, the ground rent is 5% of the land value, which, depending on the location, is between € 10.30 / m<sup>2</sup> and € 40.50 / m<sup>2</sup>. Advance payments on sewer connection and development fees and water connection fees are only € 2.77 / m<sup>2</sup>.

Area  
type GE

Note on transport: Immediately buildable!

Note on area: Plot division as desired

Note on use: Inner city peripheral location in the eastern subarea, non-disruptive industry can be established,

Specifics connection to the A 30 freeway approx. 3.5 km away,  
fully developed,  
no typical downtown retail trade.

More details under ["www.ibbenbueren.de"](http://www.ibbenbueren.de).

### Transport infrastructure

Freeway	A 30	3.5 km
Airport	Münster/Osnabrück	15 km
Port	Dortmund-Ems- + Mittellandkana	7 km
Rail freight	Rheine	25 km

### Contact person

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**Gewerbegebiet Laggenbecker Straße II**

**Ort: Ibbenbüren**

**GERMAN.SITE**  
SITES AND REAL ESTATE

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