

# The made-to-measure business park

IZ NÖ-Süd

## Tailored to your needs

Individually tailored to your needs, we plan and build customized rental properties for you in the most economically productive region in Austria.

## The industrial hub, in the economic center

### Connections

- + 7 km to Vienna
- + 25 km to Vienna International Airport
- + 40 km to Wiener Neustadt
- + 75 km to St. Pölten
- + 178 km to Graz

### Location

- + 280 hectares of land
- + Plots with industrial zoning
- + 68 properties, tailored to the tenant's needs
- + 17 km road network with bus lines, connecting railway
- + Municipalities: Wiener Neudorf, Laxenburg, Biedermannsdorf, Guntramsdorf

### On site

- + Post office, customs office, amenities, restaurants, child-care facility and multi-storey car park for established companies
- + Currently more than 370 companies with about 11,000 employees





Photo: © INKU

### Special service: customized rental properties

One of the unique services of the ecoplus business park is the construction of rental properties, which can be individually planned or adapted to the needs of companies. So far, 71 rental properties have been built in IZ NÖ-Süd, with approximately 100 resident companies. The ecoplus team will support your project with ongoing discussions with local authorities and infrastructure operators. In addition, we will provide you with contacts for local authorities, banks, lawyers, tax consultants and planners. And even after handing over the keys, we will still be there for you and respond quickly when our advice or assistance is required.

### One location – many advantages

Two connection points to the Motorway A2, an on-site connecting railway and the proximity to Vienna and the airport in Schwechat ensure optimal transport links. The first-class technical infrastructure and on-site post and customs office make the IZ NÖ-Süd the ideal business location. Many national and international companies appreciate the location, infrastructure and dynamics of the business park. An own childcare facility and modern restaurants and local amenities make the IZ NÖ-Süd Business Park an attractive place to work.

### Companies on site (excerpt)

Castrol, CWS-boco, Duravit, Hans Grohe, Heidi Chocolat, Hornbach, INKU Jordan, Isovolta, Kärcher, Kenwood, Linde, LKW Walter, ÖLZ, Pappas, Porsche, Rewe Zentrale, Sick, Tupperware and many more.

### Transportation access

- ✈ Direct connection to the Motorway A2, exits: IZ NÖ-Süd and Wiener Neudorf
- 🚗 Federal highways B11 and B17 with direct connection to the Motorway A3 in the direction of Eisenstadt, the Motorway A21 (direction of St. Pölten/ Expressway S1)
- 🚆 Badner Bahn local railway
- 🚌 ÖBB Postbuses (lines 261/263), WLB buses (lines 360/361), Dr. Richard buses (lines 311/G1)
- ✈ Vienna International Airport 22 km away



### Contact

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