

# DOCKS NLD

< TRIMODAL CARGO CENTRE 'S-HEERENBERG >



< FOCUS ON FREIGHT >

## LARGE AND FLEXIBLE PLOTS

**BUILDING UP TO 26 HECTARES  
AND 22 METER HEIGHT**

DocksNLD offers you very large and flexible plots up to 260,000 sqm. On DocksNLD you can build up to 22 meters in height. Road infrastructure is completed and the site is directly available for all kinds of logistics services.

## UNIQUE LOCATION




**SHORT AND FAST TRIMODAL CONNECTIONS TO  
THE RANDSTAD AND RHEINRUHR AREAS**

DocksNLD is located right on the border of Germany and The Netherlands: on the Dutch side of the border, in the town of 's-Heerenberg. The site is accessible from the E35 motorway (or German motorway: BAB 3 or Dutch: A12). The Rhein-Waal Terminal and the railway station in Emmerich am Rhein are located within 5 kilometers from this site. This offers you direct and fast intermodal connections to all other logistics hotspots in The Netherlands and Germany.

## QUICK REALIZATION

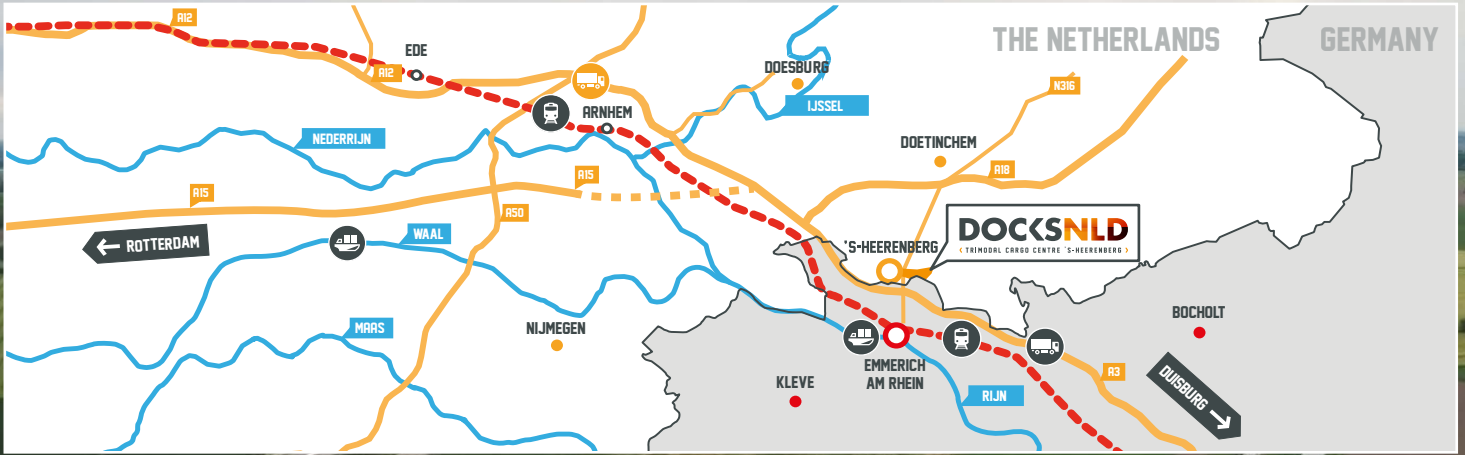
**OUR PROJECT TEAM ASSISTS YOU  
ALL THE WAY**

Choosing DocksNLD means that you will get support from the first email or phone call until your operation is up and running. Our team of professionals will help you to obtain your necessary permits in the fastest way possible. A dedicated professional from the municipality will help you with all questions you might have.

	Distance (kms)			
DocksNLD - Rotterdam	154	2.30 hrs	10 a 11 hrs	*
DocksNLD - Maasvlakte	187	3 hrs	12 a 13 hrs	*
DocksNLD - Antwerpen	190	3 hrs	16 a 17 hrs	*
DocksNLD - Duisburg	80	1.15 hrs	3 a 4 hrs	*
DocksNLD - Basel	615	10 hrs	*	10 a 12 hrs

\*negotiable

[WWW.DOCKSNLD.COM](http://WWW.DOCKSNLD.COM)



LOCATED IN 'S-HEERENBERG ON THE DUTCH SIDE OF THE BORDER WITH GERMANY.

LOGISTICS AREA OF OVER 140 HECTARES ALREADY IN EXISTENCE.

26 NET HECTARES OF LOGISTICS AREA DIRECTLY AVAILABLE.

MAXIMUM BUILDING HEIGHT UP TO 22 METERS ALL OVER THE SITE.

ENVIRONMENTAL CATEGORY UP TO 4.2.

MAIN ROAD INFRASTRUCTURE COMPLETED AND ACCESSIBLE.

ALL UTILITIES ARE AVAILABLE. GAS ELECTRICITY GLASS FIBER.

CLOSE COOPERATION WITH ALL REGIONAL EDUCATIONAL INSTITUTIONS.

DEDICATED TEAM OF PROFESSIONALS AT YOUR CONVENIENCE.

## DOCKSNLD: YOUR TEAM



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### FOCUS ON FREIGHT

We know that logistics business is cost driven. Therefore, we know that every day counts. We will support you in setting up your business as fast as we can. Non-stop. We have our focus on freight, your freight. Please, contact us at +31 316 291 678. For more information: [www.docksnld.com](http://www.docksnld.com)

