

# YOUR BEST SITE STORY



## FULL SPEED AHEAD

Do you want to aim high and think big? Then the Mukran Industrial Site is the right place for you. We are an industrial and large-scale commercial location in the north-east of Germany with vacant fully developed sites. And the logistical infrastructure is already in place. So you can start your operations right away. Located right on the Baltic Sea, we are a trimodal hub for the global flows of goods. You can reach markets in Scandinavia, Finland, Russia and the Baltic States just as quickly as the economic centres of Hamburg, Duisburg, Cologne and Rotterdam from here. As a hub for the New Silk Road, we have even brought China within reach.

**80 ha**

for industrial  
and commercial  
use

**12 days**

transit  
(by night)  
to China

**5,800**

graduates  
per year  
in MV

**1 hour**

transit to the  
Baltic Sea wind  
farms

**10 minutes**

to be surfing  
on the beach  
in Rügen



## STRONG ARGUMENTS

- > Vacant and flexibly designed areas (25 ha fully developed)
- > Existing properties, work and storage space already available
- > Project development for investors: from land purchase to hall construction
- > Logistical infrastructure and expertise
- > Hub for international traffic flows: rail, sea and road
- > Many qualified specialists also available at short notice



**Your point of contact:**

**Sebastian Möller**  
Mukran Port  
+49 38392 553-56  
moeller@mukran-port.de



**Maik Sadler**  
Consultant · Invest in Mecklenburg-Vorpommern GmbH  
+49 385 59225-47  
sadler@invest-in-mv.de





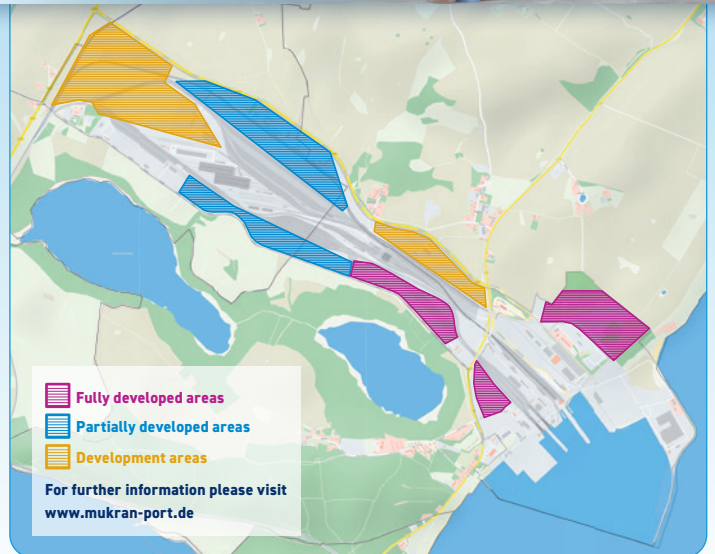
# LOGISTICS & HEAVY DUTY

-  Hub for the New Silk Road: in China in 12 days (transit by night)
-  First class logistics infrastructure
-  Expertise and logistics management
-  Trimodal hub for international transport routes

STORAGE AND LOGISTICS SOLUTIONS  
Copenhagen Metro Tunnel

## BEST CONNECTIONS AS FAR AS CHINA

As a hub for international transport chains for rail, sea and road, we are a perfect location for logistics companies. Mukran Port, which we are directly connected to, impresses with Germany's largest railway ferry port, among other things. Ferries and RoRo ships sail several times a week to Sweden, Russia, Latvia and Lithuania. Thanks to our close connection to the New Silk Road, you can reach China from here in just 12 days. In terms of infrastructure, our site is also ideally equipped for logistics, even for heavy duty. And last but not least, we are happy to pass on our expertise from numerous logistics projects to you and develop tailor-made solutions for you.



### HUB BETWEEN ASIA AND EUROPE

- > European hub for China traffic: hub for the New Silk Road
- > Networked with economic centres in Germany, the Baltic Sea region and continental Europe
- > Direct container trains to Hamburg and Rotterdam
- > Short-sea traffic to Karlshamn (Sweden) and Klaipeda (Lithuania)

### FIRST CLASS LOGISTICS INFRASTRUCTURE

- > Direct port connection
- > 10.5 metre deep-water port: no navigating narrow channels or obligation to use pilots
- > Vacant areas for heavy duty and logistics on the quayside
- > Logistics equipment: e.g. heavy-duty cranes or reach stackers
- > Existing properties available immediately (attractive rental conditions)

### EXPERTISE IN LOGISTICS

- > Expertise in handling and transporting even heavy and bulky parts
- > Experience in the logistics of large projects, such as Copenhagen Metro Tunnel
- > Experiences from German-Russian multi-modal cargo handling
- > Customized project development: from land purchase to hall construction and logistics services

### TRIMODAL PORT

- > Germany's largest railway ferry port
- > Westernmost freight station for the Trans-Siberian Railway: tracks in standard and broad gauge
- > 60 ha railway terminal
- > Several ferry and RoRo ship lines
- > Sea connections can also be established at short notice for the exchange of goods
- > Connection to the A20 via the B96 motorway feeder road: low congestion rates