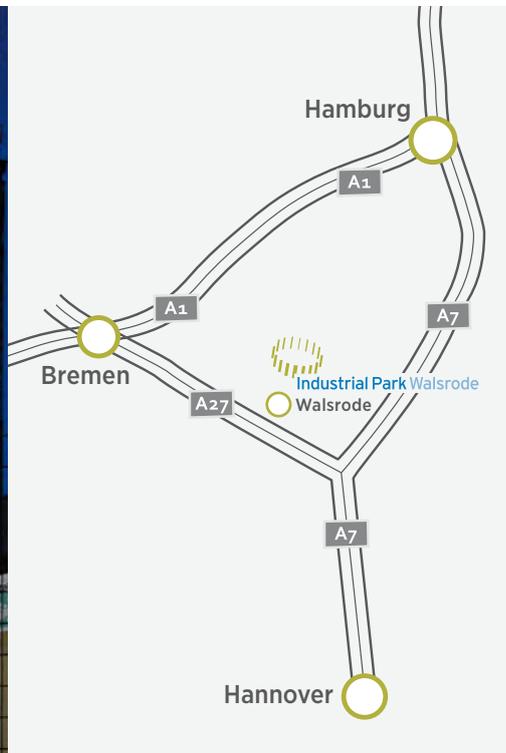




Industrial Park Walsrode

Industrial Park Walsrode

Regionally based – Globally active
Your location in Northern Germany





Industrial Park Walsrode

The approx. 87 hectare large Industrial Park Walsrode offers everything companies need for their industrial production: good transport connections, a highly developed infrastructure and supply systems, appropriate production buildings and various services.

An on-site fire department, a site security and other services, including optional office space, are provided in addition to energy and wastewater services. Beside extensive spaces, which are ready for building with final key plans (B-Plan), more areas are already covered in the land-use plan for commercial and industrial developments.

In 2007 the American Chemical Corporation Dow took over the Industrial Park. Currently five large manufacturing companies and a large number of service providers benefit from the efficient structures on site. Resident companies see themselves as a part and partner of the region despite their mostly international lineup.





Your top-ten locational advantages at IPW

1

Central, conveniently situated location in Northern Germany

2

Highways A7 and A27 reachable within 10 minutes

3

3 international airports reachable within 45, 60 and 75 minutes

4

Several seaports reachable within 60 to 90 minutes

5

Various implementation options (purchase/lease)

6

Final B-plans, expansion potential according to F-plan

7

Services and media matched with your needs

8

Synergies with other companies at the site

9

Direct access to authorities, experience with incident operations

10

GRW-assisted area "C" (investment grants)

SERVICES & INFRASTRUCTURE

- Site-owned power plant (process steam, electricity, water)
- Site-owned wastewater treatment plant
- Disposal services
- Repair and maintenance services
- Rail siding
- Shunting services (on own rail siding)
- Medical service
- Security services
- Site fire department
- Canteen
- other service providers on site
- Spaces ready for new settlements and free office capacity for diverse target sectors
- Advisory Services (building authorities/grants)





TARGET SECTORS FOR NEW SETTLEMENTS

- Specialty chemicals
- Plastics and packaging
- Biotech and pharma
- Renewable resources and green chemicals
- Food industry
- Specialists for building material solutions
- Automotive
- Mechanical and plant engineering
- Suppliers, processors, providers



FACTS & FIGURES

- total area Industrial Park: 875,000 m²
- open spaces: partially for lease, partially for purchase
- with B-plan (GI), immediately available: 144,000 m² (currently property of DOW)
- secured in the F-plan for industry: 341,000 m²
thereof currently property of DOW: 118,000 m²
thereof currently property of Lower Saxony forest: 223,000 m²
- good transport connection
- Rail siding available or can be set up
- Sectors at the site:
Cellulose chemistry
Plastic films and packaging
Fibrous and plastic casings
Energy services
Employees at the site: approx. 1,700
- Distance to highways 7 and 27: for both 10 km
- Distance to airports:
Hanover 60 km
Bremen 75 km
Hamburg 110 km
- GRW-assisted area 'C' (principles and guidelines for regional investment grants)

BAYERSHOFER WEG





AM BAYERSFELD/RÖPERSBERG-WEST

RÖPERSBERG-OST

INDUSTRIAL AND COMMERCIAL AREAS IN THE AND NEAR THE INDUSTRIAL PARK WALSRODE IN BOMLITZ

In and around the Industrial Park Walsrode, companies interested in locating here can find the appropriate space for their project. Be it purchase or lease, commercial, industrial or special area – there are various realization possibilities for land, which is already B-plan approved or which is secured in the land-use plan for industrial and commercial development.

AM BAYERSFELD/RÖPERSBERG-WEST



RÖPERSBERG-OST



LARGE COMPANIES ON-SITE



The **Dow Deutschland Anlagengesellschaft mbH** has been located as the largest company at the IPW since 2007. For the American Dow group Bomlitz is the center of excellence for cellulose chemistry and preferred partner for the development and application of cellulose derivatives. The cellulose products are indispensable in everyday life, because they fulfill important functions with their water-binding, thickening and adhesive qualities. Cellulose derivatives from Bomlitz cover a wide range of applications and encounter us in everyday life more often than you think. Cellulose derivatives are to be found in industrial components such as construction materials, ceramic extrusions, printing inks & coatings, as well as in cosmetics, food and pharmaceuticals. The renewable raw material cellulose is extracted out of wood or cotton.



Wipak in Bomlitz, an internationally operating subsidiary of the Finnish Wihuri Group, is a leading company in the film production and processing. Wipak primarily supplies customers in the food industry and in the medical sector with high-quality films and offers extensive and high quality services along the value-added chain to the benefit of its customers. With stable and flexible films, with and without oxygen barrier, printed and unprinted, Wipak belongs to the top suppliers. The program includes sterilization proof versions as well as reclosure systems and opening aids. The own prepress and roto-gravure cylinder engraving ensures high flexibility and reaction speed.



Walsroder Casings GmbH, a member of Viskase companies, is a manufacturer of high-quality artificial casings for the meat-processing industry and the butcher's trade. The company has focused on the cellulose fibrous casings segment as well as on the plastic casings sector. All products are cut individually and according to the industry standards via latest converting and printing lines. In addition to its headquarter in Bomlitz the company has another site in Legnica (Poland). Since January 2017 the Walsroder Casings GmbH has been owned 100% by the Viskase Companies, Inc. The headquarter of Viskase is located in Lombard, United States, with further production sites in Brazil, Mexico, France, Poland and the Philippines, and worldwide distribution sites. In total the Viskase Group offers a wide range of packaging solutions for food and associated services.



Epurex Films GmbH & Co. KG, a Covestro Deutschland AG company, is a leader for high-quality thermoplastic polyurethane films Platilon® and Dureflex®. With more than three decades of film development and production experience we aim to contribute in finding solutions for your product and processing challenges. Our extensive portfolio of innovative film products is designed to address numerous applications across many industries, for example in medical industry with its highest demands to hygiene, durability, biocompatibility and stability. The products have also been established in production of clothing, industrial textiles or automotive industry, mainly for interiors. Our comprehensive product range is constantly being expanded by new innovative film products to meet the requirements of numerous applications in different industrial areas.



The **Sales & Solutions GmbH (SSG)** is a 100% affiliate company of the EnBW – Energie Baden-Württemberg AG. As a company it offers all-encompassing services and solutions surrounding clients energy concerns. As a service provider SSG designs, constructs, operates (EPC) and finances energy plants (Heat, Steam, Cold, Compressed Air, CHP & CCHP) for industry, municipalities, housing estates and businesses. As of March 1st 2017 SSG has taken over the gas fired CHP plant in Walsrode. As Owner and Operator of the plant SSG delivers electricity, steam, compressed air and demineralised process water to its industrial clients.

LEGEND

- **Purchase from Bomlitz community**
B-Plan approved
- **Energy and Environmental Park in development**
Purchase from Bomlitz community/
Lower Saxony state forest,
urban land-use planning 2018-2019
- **Purchase/Lease from Dow**
B-Plan approved
- **Purchase/Lease from Dow**
F-Plan approved
- **Purchase from Lower Saxony state forest**
F-Plan approved





Industrial Park Walsrode

YOUR CONTACT

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Industrial Park Walsrode



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