



## Trilandis Europe

Trilandis Europe offers unique opportunities for companies - both large and small - that are planning to base themselves at the heart of one of the world's key sales markets.

## About Trilandis

At Trilandis you have all the space you need – literally and figuratively. At the intersection of the A76 and N281 highways, this business park with cutting-edge facilities in a green setting is an excellent base for companies both large and small. And all that at a logistically superb location. Trilandis is the place for national and international companies in distribution, warehousing and production among other things.

## Features

### Surface area:

- 42 hectares total surface area
- 26 hectares currently available

### Zoning plan:

- Business activities up to and including environmental category 4
- 24 hour business operations possible
- Maximum built height: 25 meters
- Maximum built surface area: 80%

### Utilities available:

- Gas
- Electricity  
(20 KV substation located on site)
- Water
- Fiber-optic
- Analog / ISDN lines

### Accessibility:

- Situated adjacent to the N281 and A76/E314 highways
- Flexibility in infrastructure still to be built on the site

### Distances to airports:

- Maastricht-Aachen 30 km
- Liège 65 km
- Cologne-Bonn 90 km
- Düsseldorf 100 km
- Brussels 125 km
- Luxembourg 200 km

### Public transport:

- Bus stops on the site
- Heerlen rail station 7 km away

## Companies based here

Research has shown that more than 1,000 American and Asian companies have a distribution center in Europe. Almost 60 percent of those are situated in the Netherlands.

For the companies at Trilandis Europe, the combination of its central situation, the high level of quality and facilities and the freedom of choice was crucial to their investment decision.

The first company to base itself at Trilandis was the originally American firm Medtronic. Other companies soon discovered the advantages of Trilandis and based their production facility and/or distribution center here.

### Companies based here:

- Medtronic
- Abbott Vascular
- Der Karnevalswierts
- Noteborn
- Flowlight
- Jonker Specialized Quality Products



## Plots

Trilandis Europe offers excellent opportunities to base your business here. Almost any size of plot is available to fit your needs. Learn about the possibilities and feel free to contact us if you have any questions.



## Availability

Interested in basing your business at Trilandis Europe?

In the overview you'll see what land is still available.

Your personal needs are the starting point in defining a suitable plot (any size can be discussed). The roads still to be realized can be geared to your requirements.

Trilandis Europe has an extensive network of organizations and individuals who can support you if necessary in making your decision to base yourself here, and afterwards too.

## Prices

There are various plots available in any size you need up to 200,000 m<sup>2</sup>. The land price depends on the specific location on the business park. Land prices vary from €90.00 to €125.00 per square meter.

The plots are ready for construction; the infrastructure is in place and available immediately.

## Benefits

A base at Trilandis offers your company ample benefits. With its ideal location and the many facilities, Trilandis is the perfect forward base for companies setting up their operations for the Netherlands and Western Europe.

## International location

Basing your business at Trilandis Europe offers you countless opportunities and benefits. The central situation of Trilandis Europe provides for direct access to the entire European sales market. The business park is situated adjacent to the A2 and A79 motorways, from both of which you have direct access to all international motorways. The proximity of major international airports with parcels services like DHL, UPS, FedEx and TNT ensures that your products reach your customers quickly.



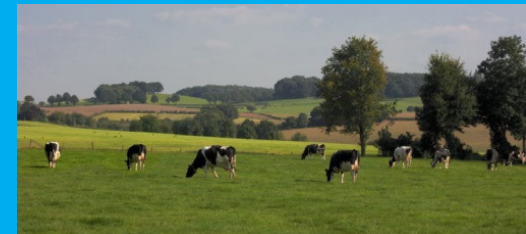


## Business climate

There are more than 400 international companies based in the region at the moment. Among them are a number of major European headquarters and distribution centers in high-end sectors. The emphasis is on high-quality products and services. Apart from that, the region offers good educational and research facilities, including Maastricht University and the RWTH Aachen University. With the proximity of Germany and Belgium, you are assured of enough qualified and multilingual personnel with a multicultural mind-set.

## Quality of life

Living, working, culture, a splendid environment and plenty of opportunities to spend free time: South Limburg has a lot to offer. The region offers ample opportunities for expats to discover their new environment. That might be international gatherings, information about international schools, language courses or help in looking for a home. Thanks to the region's international character there are numerous international business clubs.





## Contact

Ontwikkelingsmaatschappij Beitel-Zuid B.V.

Trading as Trilandis Europe

PO box 5049

6202 WD Maastricht

Telephone: +31(0)43-7630300

E-mail: [info@trilandis.com](mailto:info@trilandis.com)