

# Explore new opportunities for your company



## Welcome to the future, in Lower Austria!

Would you like to expand to Austria? Does your logistics move large quantities or heavy goods? Then a location in Lower Austria is just right for you.

Lower Austria offers countless advantages. The central location, quality of life and best of modern infrastructure. One outstanding example: the Danube ports of **Krems and Ennschafen**. Two international transport hubs and your gateway to and from CEE. Space and rental properties are available for your project. Make your expansion plans a reality now.

## Inexpensive and sustainable

Use the full potential of green logistics and actively integrate the waterway into your transportation. With an operating location directly at the port, you no longer have to deal with cumbersome pre-carriage and on-carriage and you have the full range of trimodal transport solutions at your disposal. Reduce your transport emissions now and rely on safe, sustainable logistics.

## Your partner for successful expansion

We are ecoplus, the business agency of Lower Austria. We will advise you free of charge on all steps if you are planning to settle in Lower Austria. From the idea to the rental agreement or start of construction.

I am your personal contact and look forward to talking to you. Contact me at any time.

invest@ecoplus.at, telephone +43 2742 9000 19721, +43 664 601 19721

Best regards,

A handwritten signature in black ink, appearing to read 'Slavisa Milanovic'. The signature is fluid and cursive.

Slavisa Milanovic  
Business Location Consultant Lower Austria



Photo: © viadonau/Zimmer

# Green Logistics

## The Danube ports in Lower Austria

### In the heart of Europe.

In Lower Austria, Austria's largest federal state, you can take advantage of the central location. Both the federal capital of Vienna and the high-growth markets of Southern and Eastern Europe are in the immediate vicinity. Infrastructure advantages – such as a well-developed railway network, freight terminals, Vienna International Airport (VIE) and the Danube waterway – make Lower Austria the dynamic hub of the CEE region.

### A place to do business. And a place to live.

Safety, unique nature, diverse cultural offerings: life is very good in Lower Austria. It is not for nothing that Austria is number 1 in the "Quality of Life" Index (IMD 2021), ahead of Norway and Switzerland. This is a particular plus when it comes to finding qualified workers.



### A region closely linked to the Danube.

The Danube covers 286 km on its way through Lower Austria. It is the lifeline of the entire region, not only from a tourist point of view, but also in terms of the economy. Companies have relied on the advantages of Danube shipping for years and fall back on two attractive port locations with international importance in Lower Austria: **Ennschafen and Krems**. As well as a variety of Danube sites like Pöchlarn, Pischelsdorf and Korneuburg. The Danube ports in particular have undergone immense change in recent years and are now modern logistics hubs that offer a wealth of logistics services in addition to handling and storage. The most important feature and the greatest advantage of a port location in Lower Austria is the cost-effective, environmentally friendly access to inland waterway transport. This enables cost-saving trimodal transportation options.

"Waterways are the most consistent and sustainable mode of transport in the European transport network. They can and will make a significant contribution to tackling climate change. viadonau is promoting inland waterway transport as an environmentally friendly option and developing it for the future."



**Hans Peter Hasenbichler**  
Managing director, viadonau



Photo: © Ennsthafen

# Environmentally friendly, affordable and secure

## Your gateway to inland shipping

Transport by barge offers a multitude of economic advantages. Goods that are less time-sensitive – such as bulk goods, building materials or finished products – can be brought to their destination in enormous quantities, at low prices and with low climate-relevant emissions.

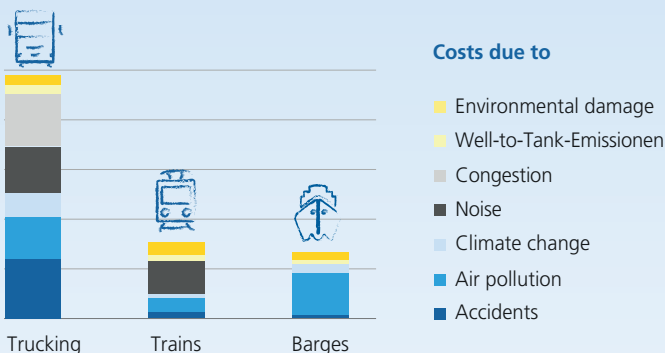
### Security

Inland shipping is considered to be a particularly safe means of transport. The risk of accidents on the waterway is very low. In 2019, there were only 36 recorded accidents with damage on the Austrian Danube.

In the same year, a total of almost 100,000 ship units travelled on the river. In addition, the navigability of the Danube is guaranteed virtually everyday of the year.

### More environmentally friendly than trucking

External costs



Weighted average of external costs in the Danube corridor | Source: viadonau, Logistikum FH OÖ, internal calculation based on data from Schrotten et al. (2019)

### Sustainable, affordable logistics.

Compared to other land transport modes, inland waterway transport is characterized by low freight costs and low external costs per ton. Noise, emissions and accident costs are many times lower, especially compared to road transport. The specific energy consumption when transporting a ton of bulk goods is only a quarter of the value recorded for the road.

A look into the future reveals increasing prices for CO<sub>2</sub> emissions and an increased emphasis on sustainability in tenders. For these reasons and more, it is a good idea to rely on future-ready transport.



### 97.7% availability

### Particularly suitable branches

Due to its high mass efficiency and the low transport costs per ton, Danube shipping is particularly suitable as a means of transport for raw material-intensive industry and heavy or bulky goods. An overview of suitable goods:

- Agricultural goods
- Building materials
- Raw materials and products in metal processing
- Chemical and petrochemical products
- Recycling products
- High & heavy goods (wind turbines, industrial plants, etc.)



### Full power through trimodality

The port locations in Lower Austria are your ideal gateway to inland shipping.

They offer all the advantages of trimodal freight and full logistical flexibility. You can choose the best mode of transport based on the purpose and the relevant logistic requirements. Whether trucking, train or barge, all options are open to you at the Danube ports in Lower Austria.





Photo: © Klaus Rockenbauer

# Danube port of Krems

## Your gateway to and from CEE

### International and multimodal.

With its location, the Danube port of Krems is almost exactly in the middle of the 3,500 km Rhine-Main-Danube waterway. This means that you can reach the industrial centres of Western and Eastern Europe easily, inexpensively and, above all, in an environmentally friendly way. You can use the existing trimodal logistics infrastructure at the location and combine it into a tailor-made solution. As the operator of the port, the Rhenus Group is at your side with intelligent logistics infrastructure.

As Lower Austria's largest transshipment point on the Danube, goods with a total volume of 1,250,000 tons were loaded and unloaded at the port of Krems in 2021 (excluding gravel transport). An increase of nine percent compared to the same period of the previous year.

### The following services are available to you:



**Transshipment**



**Storage**



**Raw materials storage**



**Freight traffic centre including packaging**



**Picking**



**Customs clearance of your goods**



**Grain terminal**



**Container terminal**



**You are in good company.**  
**Local companies:**

- Exterstahl GmbH  
→ [www.exterstahl.com](http://www.exterstahl.com)
- Hafen- und Industriebahn Ges.m.b.H  
→ [www.hib.co.at](http://www.hib.co.at)
- Lasselsberger GmbH  
→ [www.lasselsberger.at](http://www.lasselsberger.at)
- Metrans Krems GmbH  
→ [www.metrans.at](http://www.metrans.at)
- Rhenus Donauhafen Krems GmbH & Co. KG  
→ [www.rhenus-hafenkrems.com](http://www.rhenus-hafenkrems.com)

### Adjacent companies:

- Brantner GmbH  
→ [www.brantner.com](http://www.brantner.com)
- Metadynea Austria GmbH  
→ [www.metadynea.com](http://www.metadynea.com)
- voestalpine Krems GmbH  
→ [www.voestalpine.com](http://www.voestalpine.com)



"In Krems we are a port operator, freight forwarder and a barge company and move 1.3 million tons between ships, trains and trucks annually."

**Gerhard Gussmagg**  
**Managing Director of Rhenus Donauhafen Krems**





# Danube port of Krems

Your project on 36,600 m<sup>2</sup>

Photo: © Klaus Rockenbauer

## Become part of the Danube port of Krems.

If you would like to make your property a reality at the Danube port of Krems, now is the time. A plot of land with 36,600 m<sup>2</sup> is currently available as a lease for your project. The direct location at the Danube port offers connections to the harbour basin, the train, the container terminal and the major road and rail network. A trimodal location and a rarity on the Lower Austrian real estate market.

### + Industry focus:

production and heavy goods industry

### + Land use:

building land - industrial area

If you wish, you can use the separate driveway to the site with a connection to the S5 expressway, or the eastern part of the harbour basin. A variety of options and enough space for industrial and trading companies, as well as companies in the heavy goods sector. In addition, the Donauhafen Krems is constantly expanding its range of logistics capacities and currently offers more than 90,000 m<sup>2</sup> of storage space.

“Krems is a World Heritage Site and an important educational and university town.

The cultural offerings and the quality of life are also valued by the more than 2,000 companies and are an important locational advantage for Krems.”



**Dr. Reinhard Resch**  
Mayor of the City of Krems

## Krems. One of the most liveable cities in Austria.

What is the most unusual thing about the Krems port location? The unique environment. Awarded as the most sustainable city in Austria and, at the same time, Lower Austria's cultural capital, Krems is exactly the right place for both business and private purposes.



Be inspired by the picturesque old town, enjoy the unique cuisine and the view of the Danube from the vineyards. And, possibly, the view of your new business location. A city for epicureans and a UNESCO World Heritage Site.

Photos: © Niederösterreich Werbung/ Romeo Felsenreich and Michael Liebert  
© City of Krems  
© Raffael F. Lehner



Photo: © ecoplus

# Ennshafen

## The hub between Linz and Vienna

### A port location with many competitive advantages.

Ennshafen is conveniently located in one of the most dynamic economic areas in Austria. On the border to Upper Austria, between Linz, Steyr, St. Valentin and Amstetten, the Danube port offers all advantages on water and on land. In addition to a 5-hectare harbour basin, Ennshafen offers you the best possible connection to the western railway and motorway. Ennshafen is thus a trimodal transshipment point with very inexpensive access to European economic centres in its immediate vicinity.

The port's own freight terminal with roll-on-roll-off system makes the location even more attractive for companies with large trading volumes or those who need to move things quickly.

The port is connected to the Ennsdorf business park, has an area of 353 ha across the state and is home to around 65 companies with almost 2,700 employees.

### The following services are available to you:



**Roll-on / roll-off ramp**



**Transshipment including high & heavy products**



**Storage**



**Raw materials storage**



**Freight traffic centre including packaging**



**Picking**



**Customs clearance of your goods**



**Grain terminal**



**Container terminal**



**Your future partners are already there.**

#### An excerpt.

Beiselen Ges.m.b.H.

→ [www.beiselen.at](http://www.beiselen.at)

Bergs Kunststofftechnik KG

→ [www.bergs.at](http://www.bergs.at)

FUCHSHUBER Agrarhandel GmbH

→ [www.fuchshuber.online](http://www.fuchshuber.online)

GEM Energieversorgung

GLS Bau und Montage G.M.B.H.

→ [www.gls.at](http://www.gls.at)

ISW GmbH

→ [www.isw.at](http://www.isw.at)

Johann Neumüller GmbH

→ [www.eisen-neumueller.at](http://www.eisen-neumueller.at)

LITHOS Industrial Minerals GmbH

→ [www.lithos-minerals.at](http://www.lithos-minerals.at)

Karlinger-Transporte u. v. a

→ [www.transporte-karlinger.at](http://www.transporte-karlinger.at)

Salvagnini Maschinenbau GmbH

→ [www.salvagnini.at](http://www.salvagnini.at)

Stein & Co gmbh

→ [www.steinundco.com](http://www.steinundco.com)

Tiefenbacher GmbH

→ [www.tibagmbh.at](http://www.tibagmbh.at)

Donaupresswerk Ennsdorf -

VFI GmbH

→ <https://vfi.co.at/de/donaupresswerk-ennsdorf/>





# Ennshafen

The perfect solution with up to 110,000 m<sup>2</sup>

Photo: © Ennshafen

With the port area and the adjacent business parks in Lower Austria and Upper Austria, Ennshafen is the largest contiguous industrial area on the upper Danube. A unique model of success and international showcase project.

### Success figures 2021 at a glance:

- + Total area: 353 ha, port area 110 ha\*
- + Quay length: 2.6 km (Lower Austria: 0.85 km)
- + 65 companies with approx. 2,700 employees
- + Handling 2021 water/land: approx. 1,187,444 tons
- + Handling 2021 container terminal: approx. 456,000 TEU

\* refers to the entire port location (Upper Austria & Lower Austria)

### Your part in the Ennshafen success story:

Currently there is still an available space of approx. 110,000 m<sup>2</sup> for companies involved in water transport, which can be divided into units of 2,000 m<sup>2</sup> and up, depending on your project. See cover graphic (yellow area). The plots are right on the water, are already fully developed and the basic infrastructure will be added according to your project. Your advantage: ecoplus is also the owner of the port area, so you have a single contact person for all your concerns.

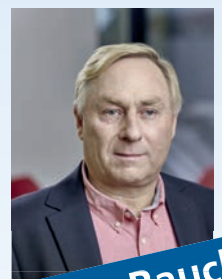
### On course for growth

The foundation for successful growth is there. Local companies are constantly investing in expansion projects and improving the infrastructure. This gave the port location a substantial increase in handling compared to the previous year. Accompanied by a large number of digitisation measures, the course has been set for the long-term positive development of the port location.



The most recent success story is VFI Oils for Life. The market leader in edible oils in Austria, the project has built a new oil mill and a bio-fermentation plant for energy production at Ennshafen. An investment volume of EUR 30 million and the largest single investment in the history of VFI Oils for Life.

“Our oilseeds are delivered by barge and taken to the VFI oil mill in Ennshafen by the shortest possible route. Combined with highly motivated and innovative employees on site, the decision to invest further at the location was easy.”



**Florian Rauch**  
Managing Director, VFI GmbH



Photos: © Ennshafen



**Broad support**  
**Our free service**



**Welcome to Lower Austria! We are your partner for a successful start.**

Have our documents caught your interest in a port location? We're happy to see that. If you need location suggestions or support with the financing and promotion of your project, you have come to the right place.

ecoplus. We are the business agency of Lower Austria. We are here to help you get started quickly and successfully. From the idea to the rental agreement or start of construction. To do this, we navigate you through funding and permits and support you in setting up your project. Use our diverse infrastructure network and quickly discover the full planning and consulting potential of Lower Austria.

Structured, organised and efficient. We advise you on the choice of location as well as on financing. Another plus: this comprehensive support package is free of charge.



**Contact your personal advisor:**

**Slavisa Milanovic, MA**

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invest@ecoplus.at · [www.investinloweraustria.com](http://www.investinloweraustria.com)

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- 3 **Company formation**
- 4 **Support with financing & funding**
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- 9 **Support for additional internationalisation**