

**GATEWAY  
TO THE WORLD**

[www.lca-sued.at](http://www.lca-sued.at)



**LOGISTIK CENTER**  
Austria Süd

# FROM THE HEART OF EUROPE INTO THE ENTIRE WORLD.

**LOGISTICS HUB  
FÜRNITZ | VILLACH**

Your ideal logistics platform  
in the South of Austria.

Official Partner of



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OUR LOCATION.  
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## LOGISTICS MADE IN CARINTHIA.

From the South  
of Austria into the  
entire world.





# OUR NETWORK. YOUR PROGRESS.

The South of Austria as an international business hub.

- Efficient logistics is much more than delivering the right goods at the right place at the right time. Logistics is an industry where everything is about movement, speed and optimisation. With optimised flows of goods and individual transport concepts, the logistics hub Logistik Center Austria Süd meets the rapidly growing demands of our time: speed, flexibility, safety, quality and sustainability.

Their central location in Europe, historical bridgehead function to Eastern and Southeastern Europe as well as the modern infrastructure make Austria and the province of Carinthia an important location for logistics. The significance of Austria as a location for logistics goes far beyond national borders. Numerous international companies have also long recognised the potential and have selected Austria and Carinthia as a distribution centre and/or as a location for their company. The excellent geographical position allows Carinthia to act between east and west as a hub for international trade.

In the immediate vicinity of Villach and the region formed by the three borders of Austria, Italy and Slovenia, the logistics hub is located at the intersection of the Baltic-Adriatic axis and the Alpine-Western Balkan Corridor.

The location for logistics extends over the three Carinthian municipalities of Finkenstein, Villach and Arnoldstein.

The location offers an optimal connection to the northern Adriatic ports and the nearby motorway intersection at Villach guarantees a fast way to reach Austria's neighbouring countries.



## A STRONG PARTNER FOR THE LOGISTICS INDUSTRY



*Logistik Center Austria Süd GmbH* combines **strategic locational advantages** with comprehensive **expertise, foresight and service performance**. *LCA Süd GmbH* sees itself as a strong partner for the logistics industry. This is linked to **optimum locational conditions, intelligent networking** and **customised solutions** and creates the best conditions for **efficient, resource-conserving transportation chains**.





## FOCUS

LOGISTICS  
LOGISTICS-RELATED SERVICES  
FOOD  
DRY PORT



The free “one stop shop” service for investors and companies includes the following range of services:

- Location search and evaluation
- Establishing contact with authorities, tax consultants, legal advisers and key partners
- Coordination of licensing procedures and grants
- Support in the search for specialists, suppliers and cooperation partners
- Support related to expansion activities
- Range of themed events and workshops





# OUR SERVICE. YOUR SUCCESS.

Logistik Center Austria Süd GmbH –  
the official location development agency.

- The location development agency *LCA Logistik Center Austria Süd GmbH* (LCA Süd GmbH) serves as an operative unit for the targeted promotion and development of the logistics hub Fürnitz, the extended area (region) and cooperation with local companies and other interested parties. It is 100% owned by the public sector.

## A COMPETENT CONTACT POINT

As the regional location agency of the only logistics centre with an international orientation in Carinthia, *LCA Süd GmbH* is the first point of contact for domestic and foreign companies.

In the sense of a one stop shop, companies are comprehensively and competently supported throughout the entire settlement and expansion process at the logistics hub Logistik Center Austria Süd. They are also guided from the idea of the project through to the successful establishment of the company. In addition to many years of experience, market knowledge and strong networks in various fields, *LCA Süd GmbH* scores points in a wide range of industries with its excellent language skills. After successful completion of the project, companies will continue to be supported and advised, e.g. regarding expansion activities.



# OUR LOCATION. YOUR SECURITY.

Decisive, competitive advantages as  
a result of the perfect location.

## ALL ADVANTAGES AT A GLANCE

- political and social stability with a low crime rate
- business-friendly environment
- security of energy supply and competitive industrial electricity prices
- Fully developed industrial and commercial areas in the best location and on attractive terms
- (highly) qualified employees, practical training
- international school
- excellent language skills (including English, Italian, Slovenian)
- high labour productivity and work motivation
- moderate labour costs
- flexible employment law models and a low strike rate
- high quality of life
- logistic and economic hub in the Alps-Adriatic region
- International accessibility through nearby airports and ports:
  - › Klagenfurt Airport, 45 km
  - › Graz Airport, 120 km
  - › Ljubljana Airport (Slovenia) 80 km
  - › Villach motorway junction (Italy, Slovenia, Germany, Vienna), 0.5 km
  - › Optimum connection to the Adriatic ports of Trieste, Venice, Ravenna, Koper and Rijeka (shortest distance between Western Europe and Asia)
- Intersection of the Alpine-Western Balkan Corridor, the Baltic-Adriatic axis and the economic area of southern Germany
- Optimal connection to the manufacturing regions of Eastern Europe
- Intermodal terminal (ÖBB)
- Austria's second largest shunting yard (ÖBB)





- Logistik Center Austria Süd is located directly at the intersection of the Alpine-Western Balkan Corridor and the Baltic-Adriatic axis and is optimally connected to the North Adriatic ports.

In addition, Logistik Center Austria Süd is a safe port – in an environment with a secure legal space. Immediate proximity to the Villach motorway junction guarantees fast access to Austria's neighbouring countries, especially Italy, Slovenia, the economic area of southern Germany, as well as to important manufacturing regions such as Poland, the Czech Republic, Slovakia and neighboring Eastern European countries. Proximity to Klagenfurt, Graz and Ljubljana (Slovenia) airports provides additional transport routes.

See for yourself! We would be pleased to advise you about your possibilities at Logistik Center Austria Süd - your ideal logistics hub in Austria.





# VOICES WHO SPEAK FOR THE LOCATION.



## KLAUS LEITNER

Managing Director  
Josef Lex & Co. Internationale  
Speditions- und Lagerhaus-  
gesellschaft mbH

“ Fürnitz is an ideal hub as well as a transshipment platform for our truck transport to and from Italy, Germany, Slovenia and the Balkans. We have been here for 10 years. This is because back then, we recognised the potential that was on offer for us here: - A container terminal with container handling and a container depot - Covered and open storage areas - The ability to offer a first-class package for transshipment and logistic services to our business partners - Transshipment of heavy goods of up to 40 tonnes - Establishment of our own container packing station - Our own private customs warehouse - An approved bonded warehouse for beer and wine - Weighing facilities for full/empty vehicles or containers - A customs office directly in the terminal - A direct siding to our warehouse - Railway loading - Office space for our customs declarants and truck dispatchers - Land that is still available for the construction of your own warehouses, and on top of that, all kinds of support for special solution through the management of the terminal. ”



## CLAUDIO MÜLLER

Managing Director  
DRAUTRANS Speditions-  
und Transport GmbH

“ With its connection to the railway network and major road corridors, our “Interporto Drautrans” terminal could not be better positioned. Located at the centre of the Alps-Adriatic region and close to the NAPA ports (North Adriatic Ports Association – Ravenna, Venice, Trieste, Koper, Rijeka), the Fürnitz site meets all the requirements to best meet our customers’ logistics demands. We are your experts for logistics operations in Italy and southern Europe. Benefit from our extensive expertise, the covered and open storage areas, and the largest container terminal in the south of Austria.

We are committed to our region and have been operating from this site for over 25 years and will continue to do so! ”



## ANDREAS MATTHÄ

Chairman of the Management  
Board ÖBB Holding

“ The Villach South Terminal in Fürnitz is ideally connected to the port of Trieste and offers the shipping industry the perfect solution for linking road and rail to the sea.

ÖBB is working together with the Trieste Port Authority to further develop a customs corridor, transforming the location into “Dry Port Villach”. With this project there are great opportunities for a more efficient formation of trains and cross docking and as such, more transport volume by rail. ”





### NICOLA LELLI

Managing Director  
MSC Mediterranean  
Shipping Company Austria

“ As shipping company representatives we have worked with the Fürnitz site for many years as a container depot. We appreciate it because of its advantageous geographical position in relation to the Adriatic sea ports.

Today, with our own intermodal/logistics solutions and the excellent connection between the the ports of Trieste and Koper, we are able to provide convincing arguments to shippers for the possibilities in the south – and across national borders. Through the implementation of current endeavours and the resulting expansion of the location, we continue to develop as an optimum hub for the transportation of sea freight: Fürnitz as an Adriatic Gateway for Austria. ”



### KARL NOTHEGGER JUN.

Managing Director  
Nothegger Transport  
Logistik GmbH

“ For us, Fürnitz is an important hub and linchpin for our transportation between Italy and Austria as well as their neighbouring countries. As the interface between the transport modes of road and rail, the Fürnitz site is an ideal consolidation point of enormous importance for our block trains to and from southern Italy. With our transshipment warehouse directly at the terminal and our own location which is adjacent to it, it is possible for us to offer our customers all logistics services involving various modes of transport. ”



### CHRISTIAN VOGT

Managing Director  
DLH Real Estate Austria GmbH

“ Our economic success as developers of logistics real estate is based on identifying “hot spots” for logistics. Here we then develop high-quality transshipment facilities, which in turn generate corresponding demand.

Located at the Baltic-Adriatic Corridor and connected to the railway junction, the Villach-Fürnitz site holds great potential for the future. Another asset is the support of LCA Logistik Center Austria Süd right on site. We are convinced that modern, sustainably developed logistics real estate will offer a very good basis for growth and will contribute to continued economic success at this site. ”



# LOGISTICS MADE IN CARINTHIA.

Key sector logistics: indispensable & future-oriented.







- Carinthia, the southernmost federal state of Austria, brings together expertise, ultra-modern technologies and a diverse mix of industries including cross-sector logistics. Carinthia is situated in an innovative environment with optimum international accessibility. Companies and investors profit from the central location at the heart of Europe, the stable legal framework, an attractive tax and grants system as well as active friendliness towards entrepreneurs.

In the middle of the three border region of Austria, Italy and Slovenia, in the immediate vicinity of the economic region of Villach and at the intersection of the Baltic-Adriatic axis and the Alpine-Western Balkan Corridor, Logistik Center Austria Süd is a modern, international hub, which connects road and rail as quickly as possible. Covering an area of 160 ha, Logistik Center Austria Süd offers companies fully developed, first-class business premises, especially for those in the field of logistics and logistics-related services. Over 40 companies and service providers already use Logistik Center Austria Süd as their location in the Alps-Adriatic region.

Carinthia also offers valuable partnerships along the entire logistics supply chain to interested companies: from optimum hardware and the necessary software to specialised educational institutions.

#### Logistics competence Made in Carinthia: (extract)

- **KRAUS Betriebsausstattung und Fördertechnik**  
A specialist in idler rollers, lifting tables and conveyor technology components.  
[www.kraus-austria.com](http://www.kraus-austria.com)
- **Hex**  
Development of tailor-made software solutions for the optimisation of processes.  
[www.hex-solutions.com](http://www.hex-solutions.com)
- **Europlast Kunststoffbehälterindustrie**  
Production of plastic products for industry and logistics, e.g. containers for the storage and transportation of goods.  
[www.europlast.at](http://www.europlast.at)

#### Educational programmes in Carinthia – Field of logistics:

- **Production management & logistics at Alps-Adriatic University Klagenfurt**  
[www.aau.at](http://www.aau.at)
- **Business management at FH Kärnten**  
[www.fh-kaernten.at](http://www.fh-kaernten.at)

#### Apprenticeship training:

- Forwarding officer
- Forwarding logistics
- Business logistics clerk

#### Leading domestic and international companies in the field of logistics in Carinthia: (extract)

- **Asfinag**  
[www.asfinag.at](http://www.asfinag.at)
- **DB Schenker Austria**  
[www.dbschenker.com](http://www.dbschenker.com)
- **Gebrüder Weiss**  
[www.gw-world.com](http://www.gw-world.com)
- **GLS General Logistics Systems**  
[www.gls-group.eu](http://www.gls-group.eu)
- **KNAPP**  
[www.knapp.com](http://www.knapp.com)
- **Lagermax Lagerhaus & Spedition**  
[www.lagermax.com](http://www.lagermax.com)
- **LEX Spedition (Karl Dischinger Gruppe)**  
[www.lexsped.at](http://www.lexsped.at)
- **Nothegger Transport Logistik**  
[www.nothegger-transporte.at](http://www.nothegger-transporte.at)
- **Quehenberger Logistics**  
[www.quehenberger.com](http://www.quehenberger.com)
- **Rail Cargo Austria**  
[www.railcargo.com](http://www.railcargo.com)
- **Timesped Austria**  
[www.timesped.at](http://www.timesped.at)
- **Traussnig Spedition**  
[www.traussnig.eu](http://www.traussnig.eu)



# OUR CONNECTIONS TAKE YOU FORWARD.

## ➤ CARINTHIA - COMMERCIAL HUB AND MARKETPLACE

Carinthia offers decisive strategic advantages due to its geographical proximity to the markets in Central Europe as well as emerging markets in Southern and Southeastern Europe. The economic region around the logistics platform in the southernmost state of Austria is the logistics and economic hub of the Alps-Adriatic region. The location gives you the competitive edge you need to develop and grow your business – even in new markets. Due to the excellent location, competitive advantages in the form of new market developments and scaling possibilities can be possible.

## ➤ PARTNERSHIPS AT EYE LEVEL

Carinthia's most important trading partners include Germany, Italy, USA and Japan. The Asian export market has, however, gained in importance:  
In 2020 China already ranked 3rd.

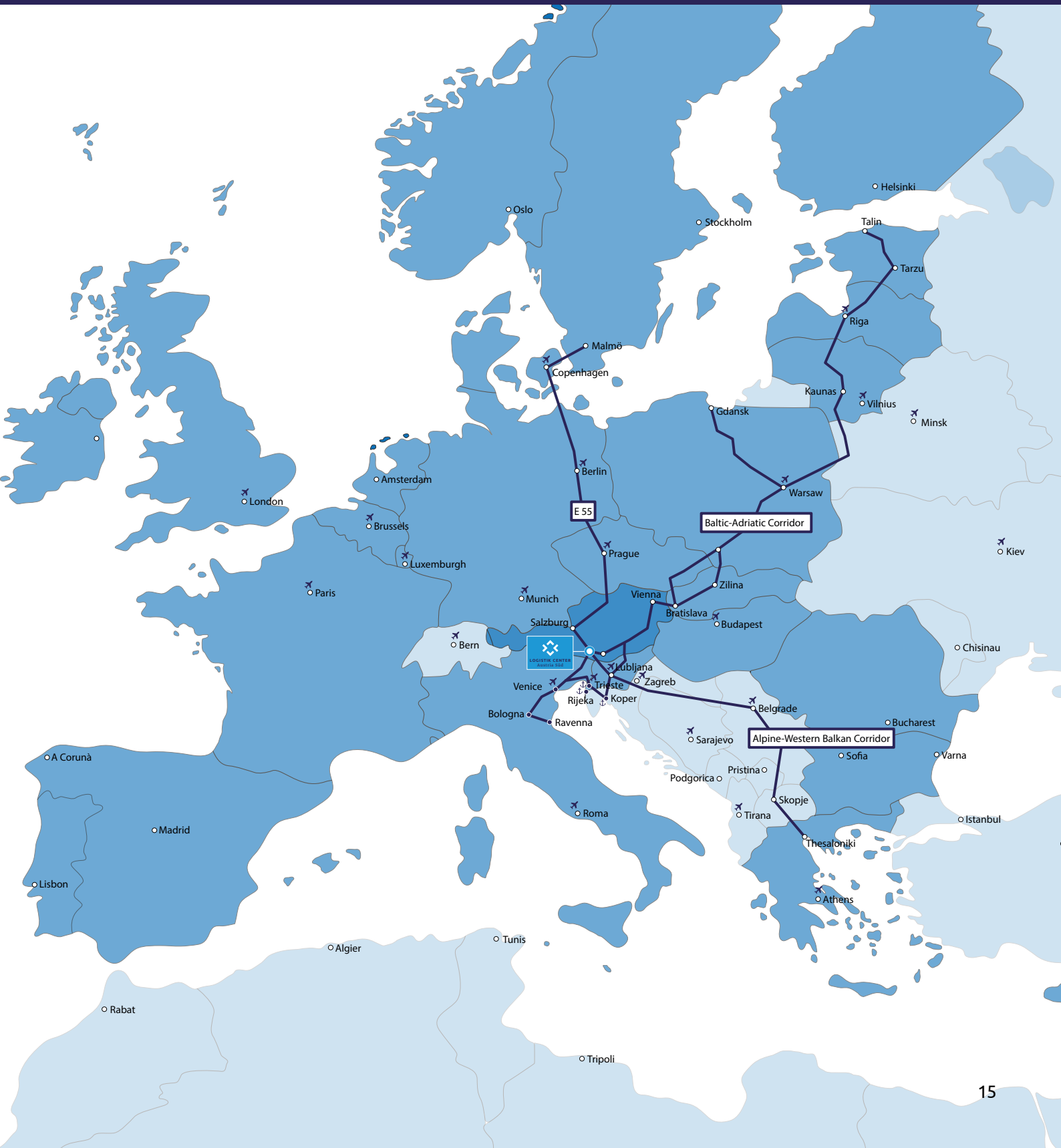
(Source: WKO Foreign Trade Statistics Carinthia 2020)







# INTERNATIONAL NETWORK – STEADY GROWTH



— “ —  
The 20th century  
mobilised people - the 21<sup>st</sup>  
mobilises things.  
— ” —

Prof. Dr. Michael ten Hompel,  
Managing Director of the Fraunhofer-Institut  
für Materialfluss und Logistik (IML) and senior  
professor at the TU Dortmund





# INTO THE FUTURE - AS QUICKLY AS POSSIBLE.

Intelligent. Focused. Networked.

## ➤ FUTURE-ORIENTED LOGISTICS CONCEPTS

Logistics is playing an increasingly important role within complex global business and market structures. It has developed into a performance-determining segment that sets the pace for the manufacturing industry. Logistics must react to increasingly complex systems with flexibility, decentralisation and self-organisation.

## ➤ INTERMODAL TRANSPORT CONCEPTS

Logistik Center Austria Süd offers an optimal location in the three border region of Austria, Italy, Slovenia as well as an optimisation of the transportation chains, economic effectiveness and an optimum conservation of resources. Customised transport concepts, intelligent networking, many years of experience and extensive expertise are part of the core competences at the location.

### **Environmentally-friendly rail**

ÖBB Infrastruktur operates Austria's second largest high-performance shunting yard which acts as a hub for national and international freight traffic. In addition to this central shunting yard, ÖBB Infrastruktur also operates the transshipment station with its affiliated logistics centre as the basis for loading wagons and combined transportation of freight (transshipment of containers, swap bodies and semi-trailers).

### **Premium dry port: gateway to central and eastern Europe**

Logistik Center Austria Süd is ideally suited as a dry port and clearing house for the eastern Alpine area. As a result of intelligent networking between the targeted Adriatic ports and the dry port with excellent seaport hinterland logistics as well as special port services (customs clearance, warehousing, storage and maintenance of containers, empty container depots, etc.) and additional services (e.g. quality assurance, packaging, assembling, etc.), the logistics hub forms the gateway to Bavaria, the economic area of southern Germany and Central and South East Europe.





# COMBI CARGO TERMINAL VILLACH SÜD.

Your reliable partner for terminal logistics.

## SERVICES

- Train transfer service and transfer of groups of wagons from and to the terminal
- Transhipment of intermodal transportation units
- Intermediate storage, storage of containers
- Depot management
- Agency services for train operators and rail operators
- Cooling and heating of containers
- Loading and unloading of containers incl. the intermediate storage of goods (stuffing)
- Customs clearance options (authorised place for goods)
- SOLAS weighing
- Authorised destination for the inspection of wood packaging
- Other site services upon request

## ➤ NIGHTTIME CONNECTIONS

Intermodal from/to Fürtitz|Villach for large containers, swap bodies and semi-trailers.

## ➤ CONTINENTAL CONNECTIONS

Intermodal from/to Fürtitz|Villach for large containers, swap bodies and semi-trailers, connection via the hubs of Vienna, Wels and Salzburg to the quality connections to/from Germany, Hungary and Turkey.

## ➤ SEAPORT TRAFFIC

Intermodal to/from Fürtitz|Villach for large maritime containers, direct connection to Trieste, Koper and via Vienna, Enns, Linz, Wels and Salzburg hubs to the quality train connections to/from the ports of Hamburg, Bremerhaven and Rotterdam.





# OUR LOCATION. YOUR GROWTH.

Space for your company.  
Space for your development.

## ➤ LOGISTICS PROPERTIES

At Logistik Center Auustria Süd you will find offices, warehouses and fully developed business premises in order to help you get off to a quick start.

We would be happy to assist you with comprehensive and customised advice. We are able to advise you on purchasing land and/or renting existing properties, coordinating the handling of approval procedures or grants and also help with the search for staff – professionally and free of charge.

We invite you to contact us for a non-binding consultation.

## OPTIMUM SITE INFRASTRUCTURE

- Good road infrastructure for heavy goods
- Sewer
- Water
- Electricity
- Natural gas
- District heating
- Telephone and broadband data line

## ➤ INTERESTING FUNDING OPPORTUNITIES

Carinthia and/or Austria offers competitive funding opportunities to national and international companies for their project at the site. These include, among others, grants and/or loans for:

- › **Investments in trade, industry or production-related services**
- › **Research and development projects, innovation**
- › **Consulting and qualification measures**

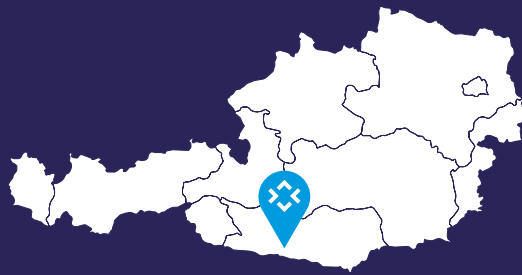
In addition, founders and start-ups will also find that Carinthia offers a wide range of consulting services, support opportunities and funding.

## ➤ TAX INCENTIVES

In addition to the funding opportunities, Austria also offers interesting advantages in the field of taxation, including:

- › **attractive flat corporate income tax**
- › **no tradeW tax**
- › **no wealth tax**
- › **numerous depreciation possibilities**
- › **annual research premium**

# GATEWAY TO THE WORLD



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Austria Süd

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