



**ctp**



DE

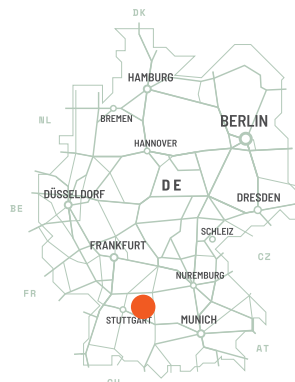
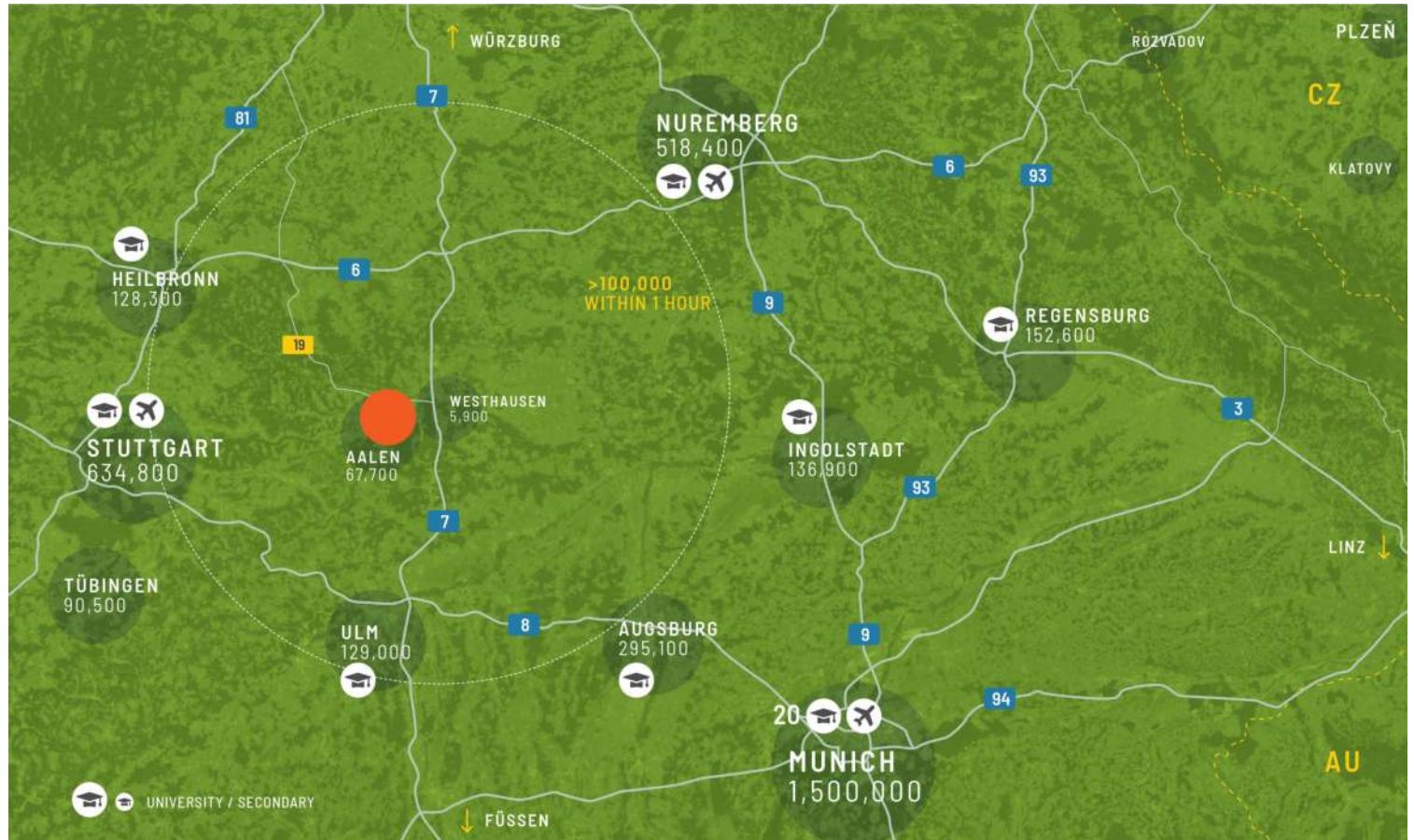
CTPark Aalen South



The property in Aalen benefits from being part of a dynamic and diverse economic region. As a key location within the Ostalbkreis, it bridges traditional industrial enterprises with modern, future-oriented companies. This blend of industry and innovation not only fosters economic growth but also provides numerous job opportunities. Aalen has established itself as a significant business hub, appealing to both local businesses and investors alike.

- |  |                            |  |        |
|--|----------------------------|--|--------|
|  | STUTTGART 95 KM,<br>90 MIN |  | 2,2 KM |
|  | AALEN 2 KM                 |  | 2,2 KM |

Aalen	10	16 min
Stoccarda	89	1h 14min
Nürnberg	132	2h
München	193	2h 10min



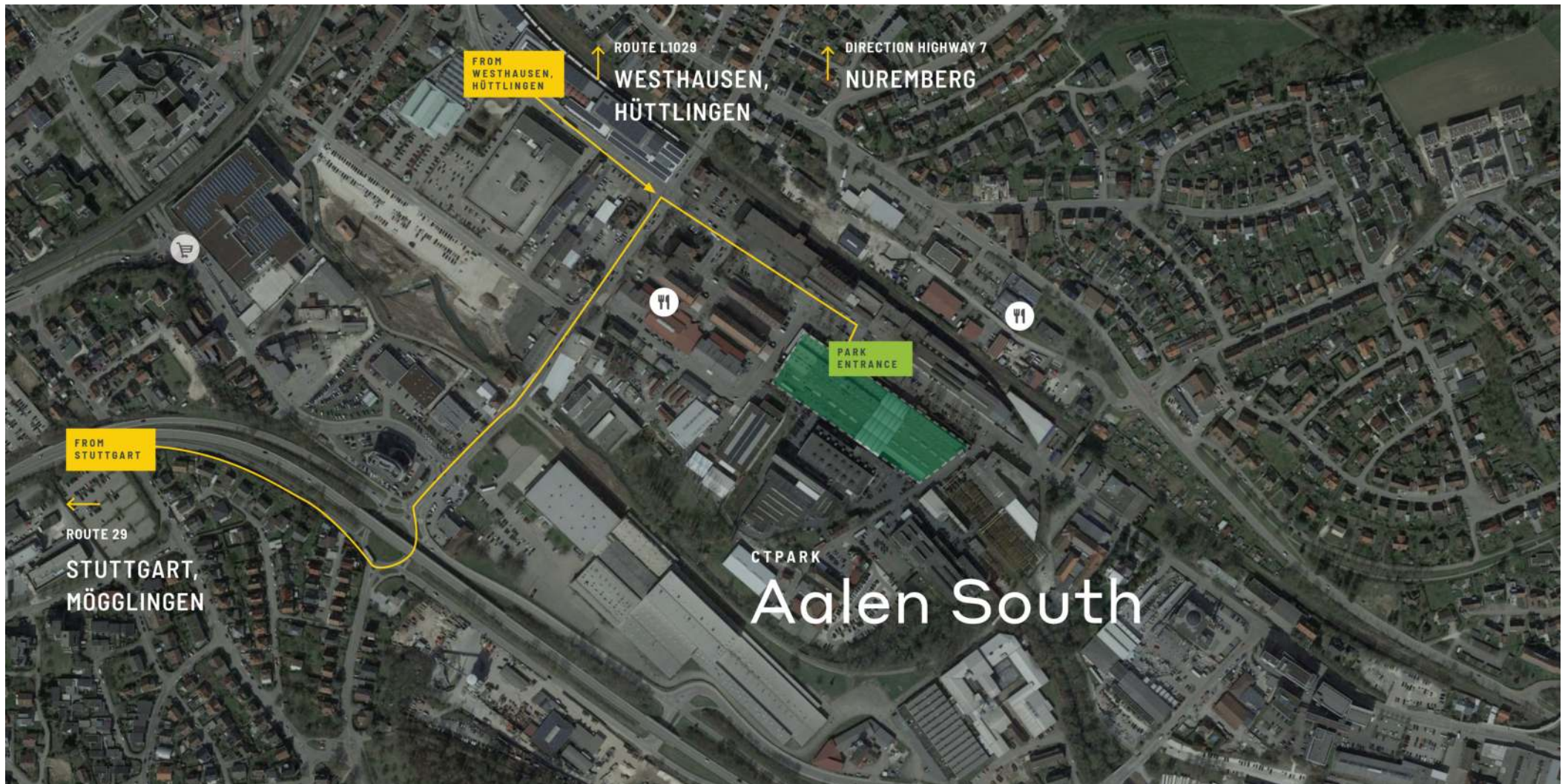


## Prime Location with Excellent Connectivity

The property is situated in the southwestern part of Aalen, close to Ulmer Straße and key regional transportation routes. Its connection to the B29 ensures quick access to the city center as well as the highway network. Located in an established industrial area with companies from the mechanical engineering and industrial sectors, the property also benefits from excellent accessibility via public transportation and its proximity to Aalen-Oberkochen.

### CARATTERISTICHE DEL PARCO

- ▶ Diverse economic infrastructure
- ▶ Central location with excellent transport connectivity
- ▶ Skilled workforce potential
- ▶ Educational institutions and high quality of life



# Flexible Business Opportunities in Aalen




DISPONIBILITÀ E CONSEGNA

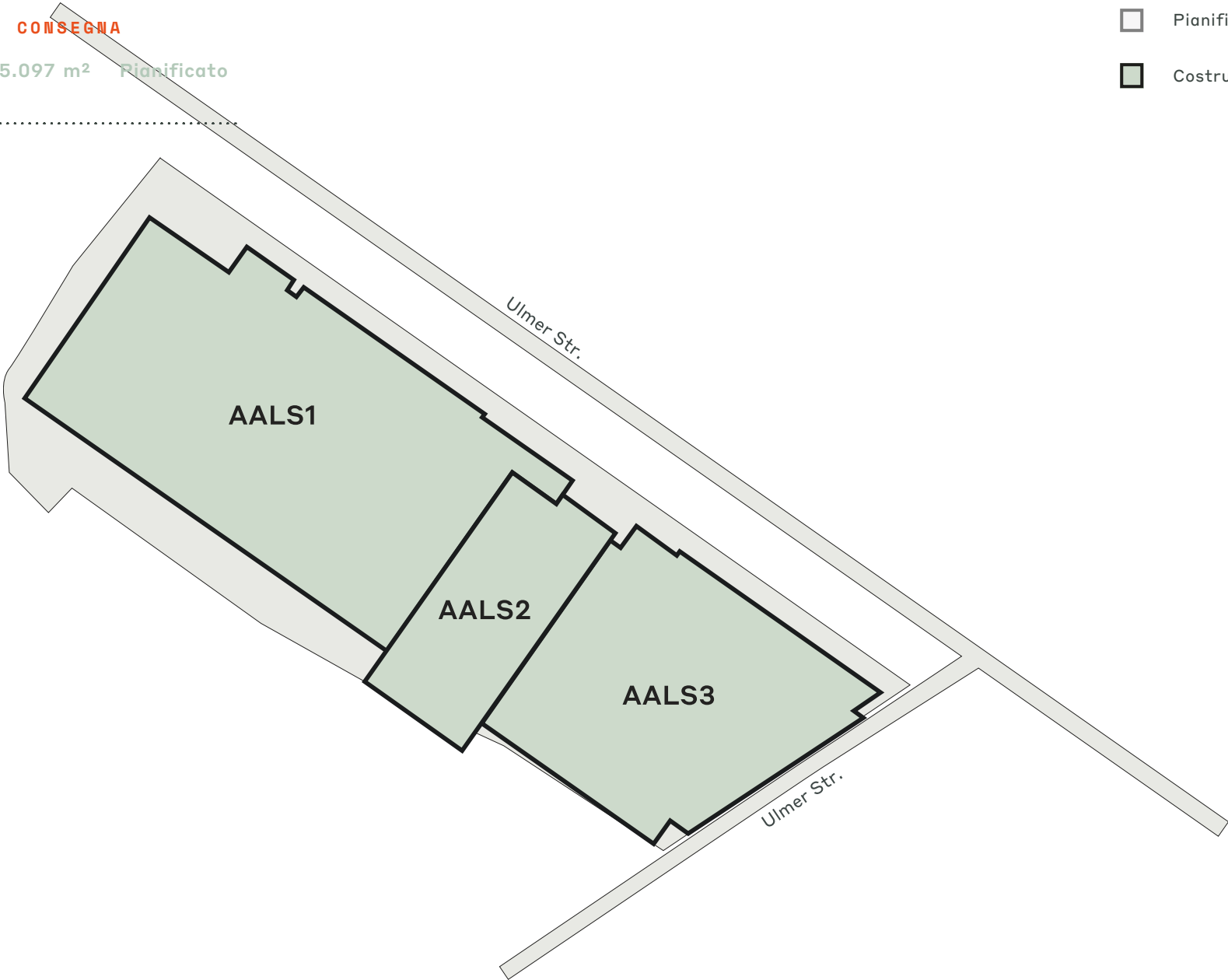
Opportunità  
di sviluppo

5.097 m<sup>2</sup>

Pianificato

.....

-  Costruito disponibile
-  Pianificato
-  Costruito occupato



DATI CHIAVE DEL PARCO

# CTPark Aalen South



1 KM, 1 MIN



0,4 KM, 1 MIN



0,2 KM; 1 MIN



2,5 KM

DISPONIBILI ORA

0 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

5.097 m<sup>2</sup>

AREA EDIFICATA

9.711 m<sup>2</sup>

SUPERFICIE TOTALE

1,48 ha



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European markets



**Sandy Benz**  
Business Development &  
Leasing Manager, South  
Germany

+49 175 24 25 473  
sandy.benz@ctp.eu

CONTATTAMI