



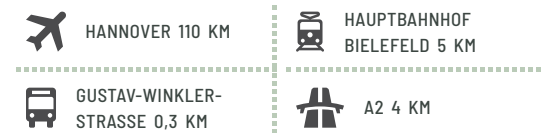
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CTPark Bielefeld

The Bielefeld region is located in the northeast of North Rhine-Westphalia and is an important economic hub in East Westphalia-Lippe. The city combines a strong industrial and service landscape with renowned companies such as Dr. Oetker and Schüco. Bielefeld offers excellent infrastructure with connections to the A2 and A33 motorways, as well as a dense railway network. The region is also a significant university location, including the University of Bielefeld. With the Teutoburg Forest nearby, the region offers a high quality of life and attractive recreational opportunities.



Gütersloh	19 km	25 minuti
Osnabrück	60 km	45 minuti
Paderborn	50 chilometri	40 minuti

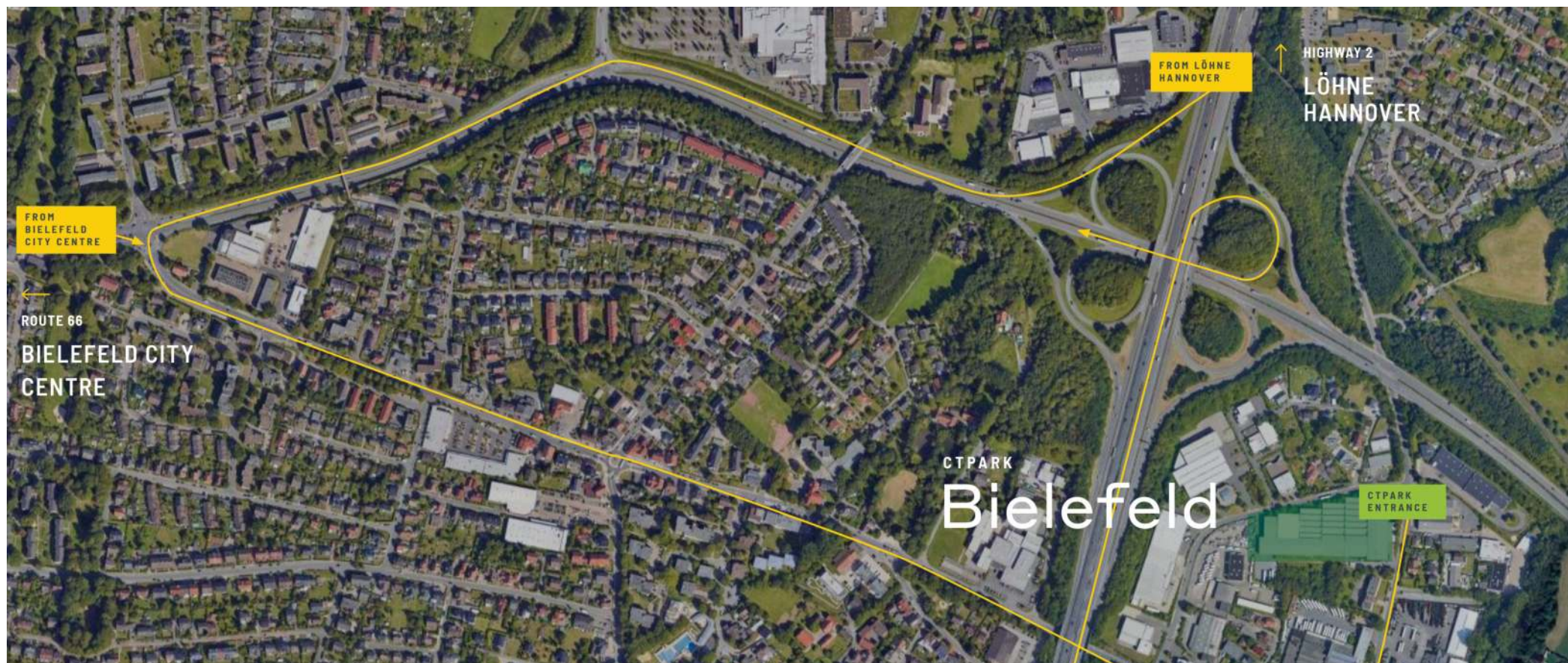


Well-connected, versatile, and excellently networked

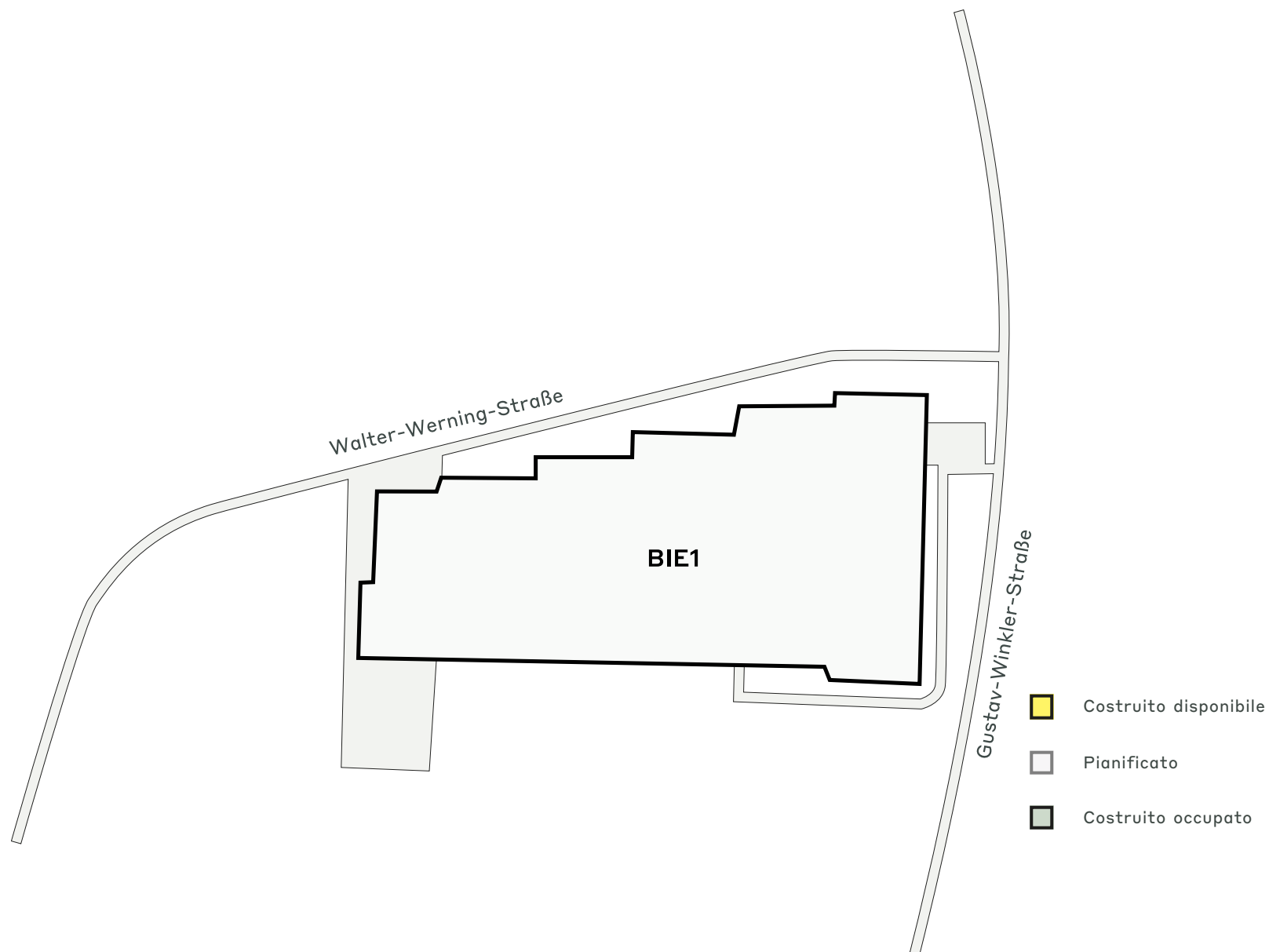
The industrial area where Gustav-Winkler-Straße 17 is located in Bielefeld stands out due to its convenient location and versatile usage structure. It is situated in the Heepen district, an established business location with a mix of medium-sized companies, logistics firms, and craft businesses. The immediate proximity to the B66 and easy access to the A2 provide ideal conditions for goods and passenger transport. Additionally, the area is well connected to public transport, making it easily accessible for employees and customers. The local infrastructure is comprehensive, offering not only restaurants and service providers but also ample parking facilities. This vibrant industrial area provides optimal conditions for both manufacturing companies and service providers.

CARATTERISTICHE DEL PARCO

- ▶ Convenient location
- ▶ Flexibility of spaces
- ▶ Infrastructure and connectivity
- ▶ Established industrial location



Office and warehouse property in Bielefeld – space for growth and flexibility



DATI CHIAVE DEL PARCO

CTPark Bielefeld

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

13.000 m²

SUPERFICIE TOTALE

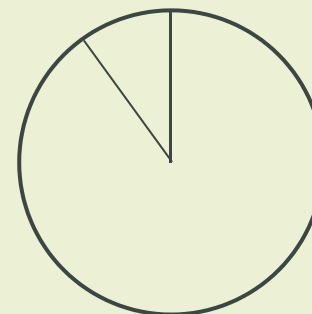
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INDUSTRIE NEL PARCO

90% 3PL

10% Altro



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

ctp

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KEY

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

MARKETS

- Core markets
- Growth markets
- Western European
markets

CONTATTAMI