



**ctp**



DE

CTPark Dortmund Centre-East



# Dortmund – A Leading Business Hub in the Heart of the Ruhr Area

The city of Dortmund is located in the heart of the Ruhr area and is a significant business hub in North Rhine-Westphalia. The city has successfully transitioned from an industrial base to a modern service and technology region. Dortmund is particularly known for its strengths in logistics, IT, mechanical engineering, and financial services. The location offers excellent infrastructure with direct access to the motorway network, several rail lines, and Dortmund Airport, which provides international connections. Additionally, the proximity to universities and research institutions fosters innovation and the availability of skilled professionals. As part of the Rhine-Ruhr metropolitan region, businesses benefit from a large network of partners, experts, and institutions that enhance competitiveness.

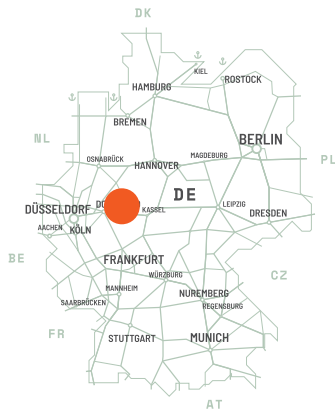
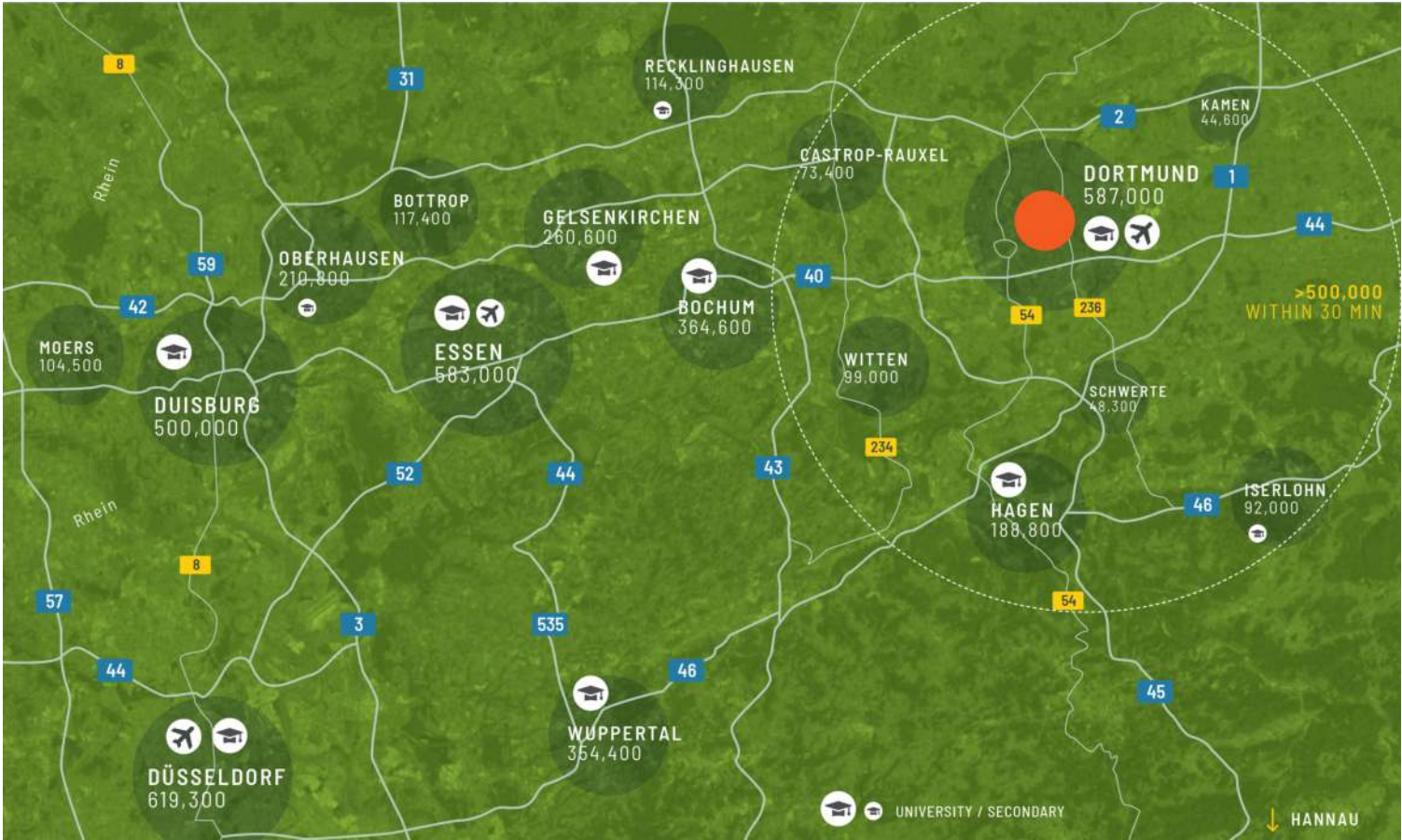
 DORTMUND 15 KM

 HAUPTBAHNHOF DORTMUND 7 KM

 HALLESCHES STRASSE 0,2 KM

 A2 3 KM

GRANDI CITTÀ		
Wuppertal	51 km	47 mins
Düsseldorf	81 km	1h 10mins
Köln	97 km	1h 16mins



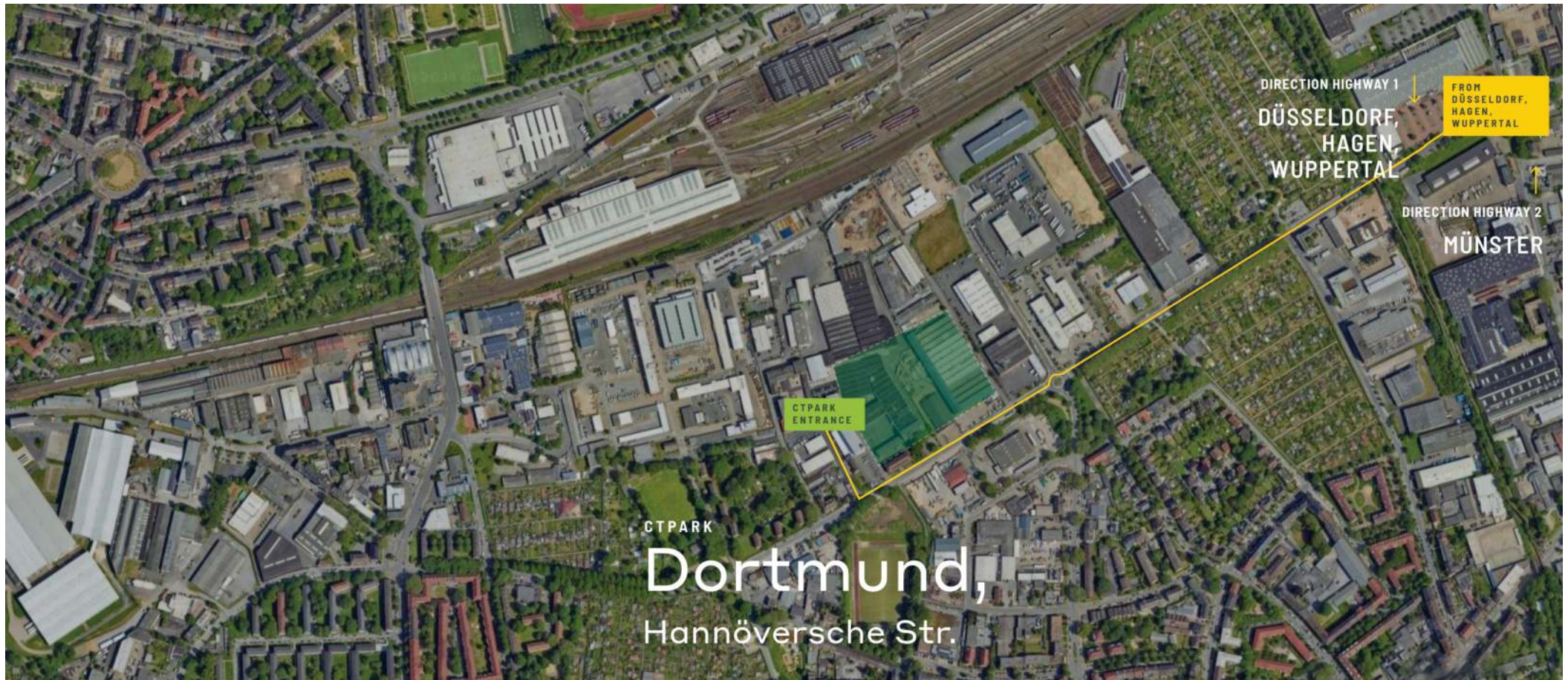


## Commercial Property in Dortmund with Excellent Transport Links

The property at Hannöversche Straße 20a is located in a well-connected industrial area in the Dortmund district of Körne. The surrounding environment is characterized by warehouses, offices, and production facilities, making it particularly suitable for businesses with logistical needs. The transport connections are excellent: the B236 federal road runs nearby, providing quick access to the A2, A1, and A40 motorways, enabling connections to other cities in the Ruhr area and beyond. Dortmund's city center is just a few minutes away, offering additional amenities and services. Public transport is also well-developed, with several bus stops and train stations nearby, linking the industrial area to the city center and other districts.

### CARATTERISTICHE DEL PARCO

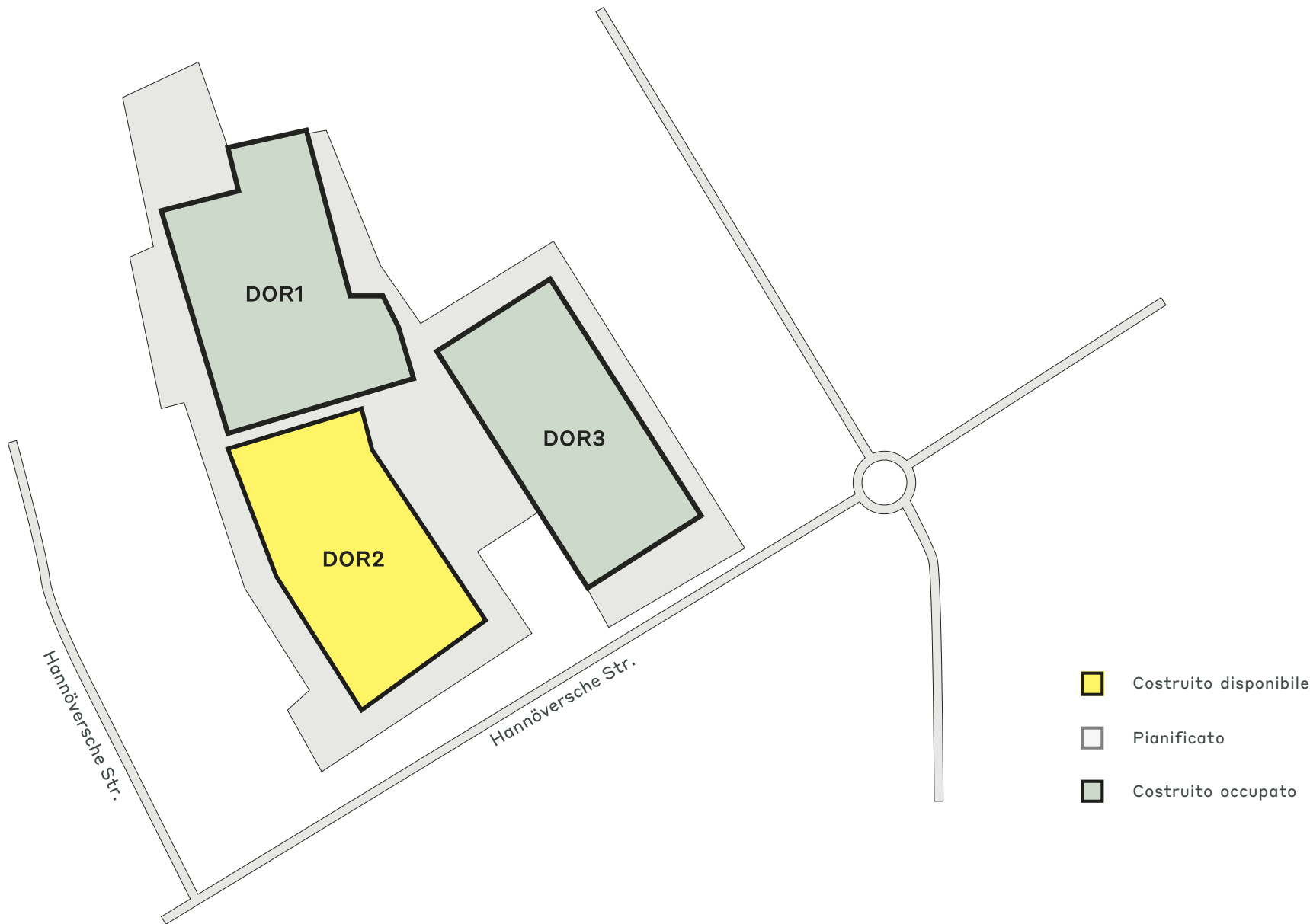
- ▶ Excellent transport connections (motorways, public transport)
- ▶ Central location in the Ruhr area
- ▶ Flexible usage options
- ▶ Proximity to universities and research centers



Versatile Commercial Space  
with Excellent Connectivity and  
Collaboration Opportunities

DISPONIBILITÀ E CONSEGNA

Opportunità di sviluppo	5.190 m <sup>2</sup>	Pianificato
DOR2	991 m <sup>2</sup>	Costruito



DATI CHIAVE DEL PARCO

# CTPark Dortmund Centre-East

DISPONIBILI ORA

991 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

5.190 m<sup>2</sup>

AREA EDIFICATA

991 m<sup>2</sup>

SUPERFICIE TOTALE

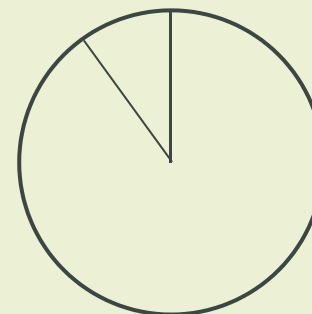
2,80 ha



INDUSTRIE NEL PARCO

90% Servizi

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

## KEY

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

## MARKETS

- Core markets
- Growth markets
- Western European  
markets



**Lothar Linde**

Business Developer & Leasing  
Manager, West Germany

+49 1737 027338  
lothar.linde@ctp.eu

CONTATTAMI