



CTPark Dortmund West



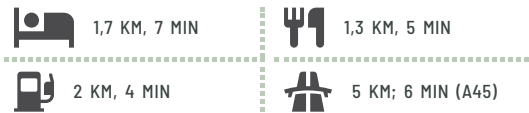
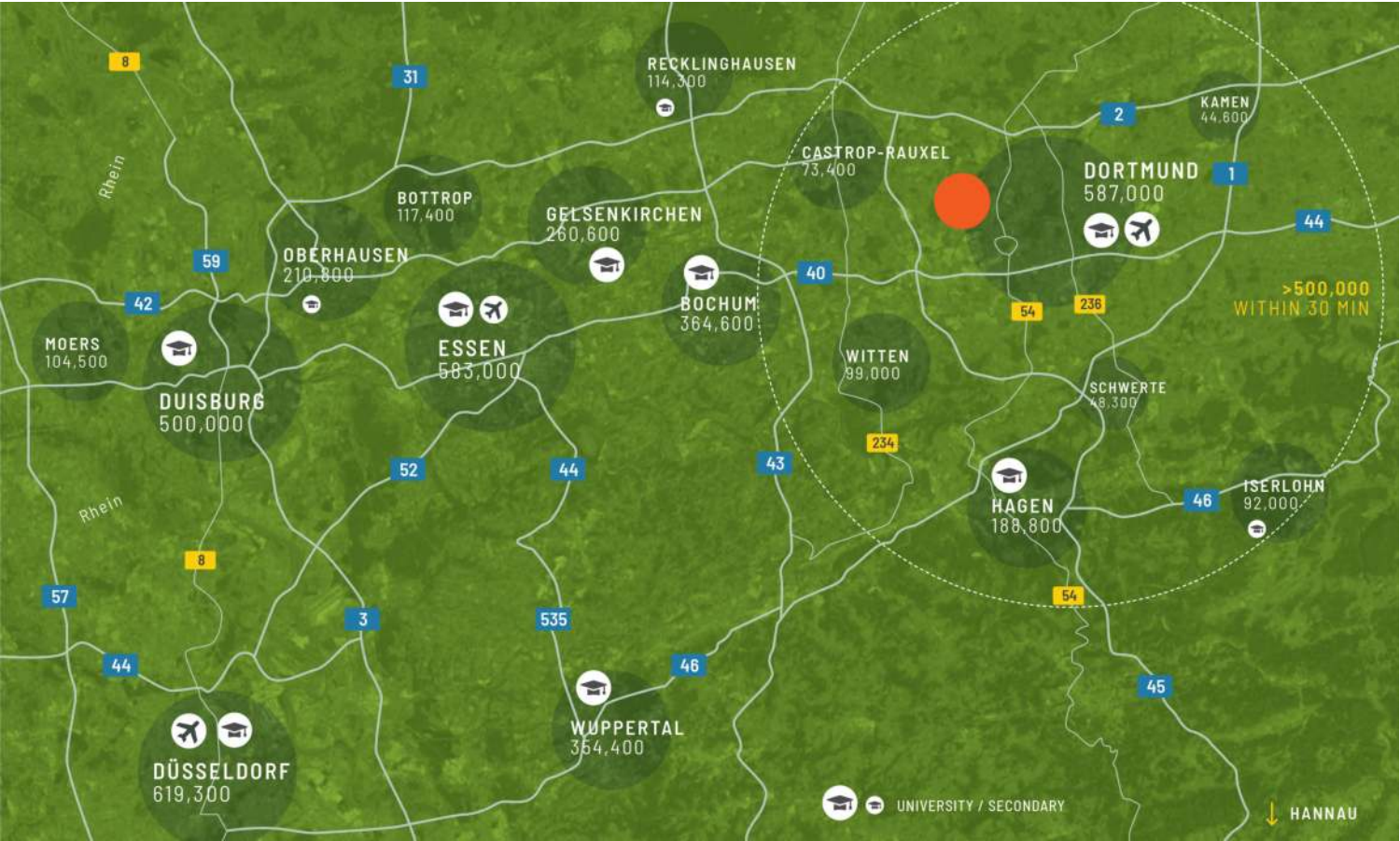
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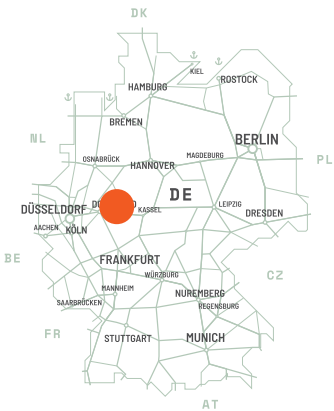
A dynamic metropolis and gateway to the Rhine-Ruhr Region

With a population of around 600,000, Dortmund is the major urban center in western Westphalia, home to approximately 18 million people, and a gateway to the Rhine-Ruhr area. Known for its vibrant small and medium-sized enterprises, technological innovation, and service industries, Dortmund also retains a strong industrial core. As one of North Rhine-Westphalia's principal urban centers, Dortmund boasts an excellent transport infrastructure. With connections to six motorways and four federal highways, the city serves as the primary transport hub of Westphalia, enhancing its position as a critical link within the region.

- ▶ Excellent transport connections (A45, A40, A42, A44)
- ▶ Posizione centrale



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

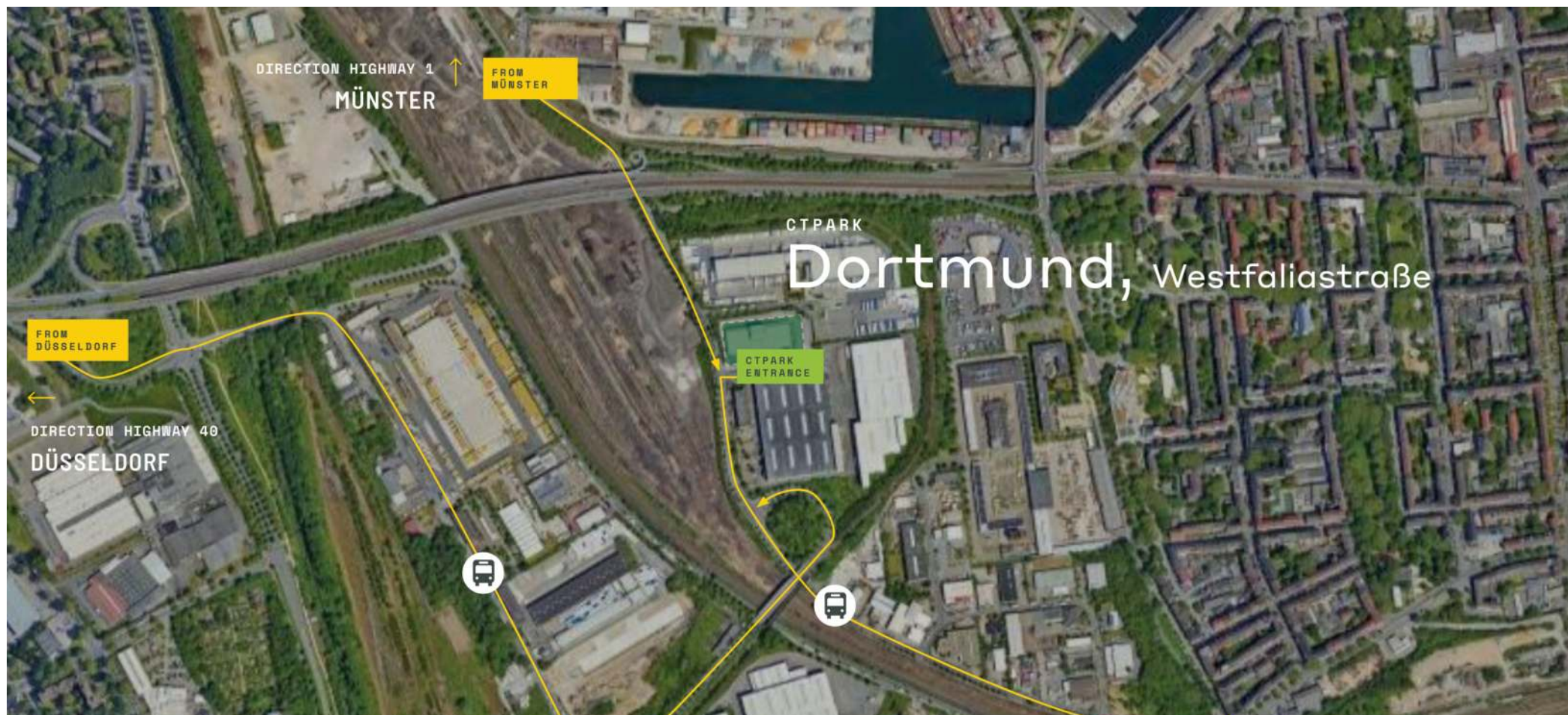


Thriving hub with direct access to major routes

Located in Dortmund's Hafen-Süd district, this logistics center is situated in a bustling economic area that includes the Container Terminal Dortmund (CTD), which handles up to 3 million tons of freight annually. With proximity to Mallinckrodtstraße, the center has quick access to the Dortmund-Hafen motorway interchange, offering seamless connectivity to the east, north, and the Netherlands. Public transport is also easily accessible, with a bus stop approximately 0.8 km away and a subway station 1 km away. The nearest airport, Dortmund Airport, is located around 15 km from the site, providing additional logistic advantages.

CARATTERISTICHE DEL PARCO

- ▶ Flexible usage options: mixed-use property of warehouse space and offices
- ▶ Sole use of the property

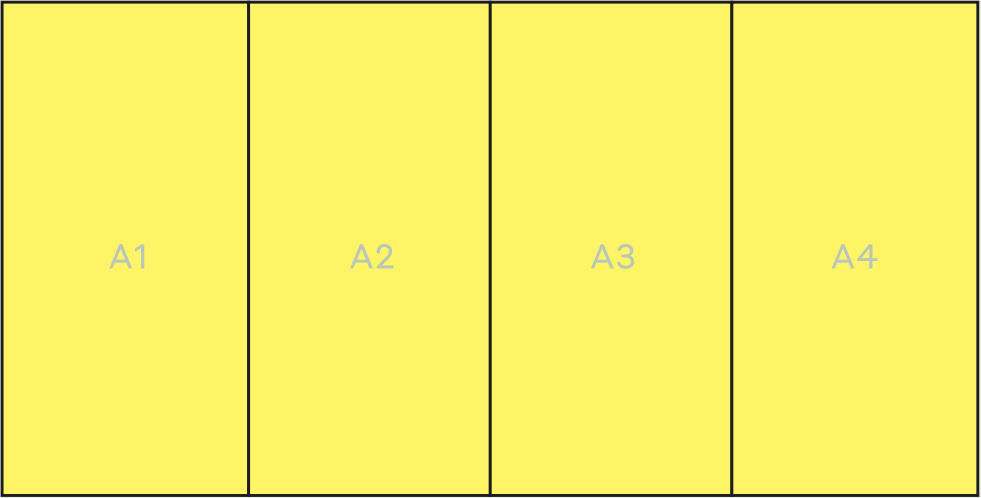


Prime logistics facility with
excellent connectivity

DISPONIBILITÀ E CONSEGNA

A1	891 m ²	Costruito
A2	891 m ²	Costruito
A3	891 m ²	Costruito
A4	891 m ²	Costruito

CTPark
entrance



- Costruito disponibile
- Pianificato
- Costruito occupato

DATI CHIAVE DEL PARCO

CTPark Dortmund West



DISPONIBILI ORA

3.564 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

3.564 m²

SUPERFICIE TOTALE

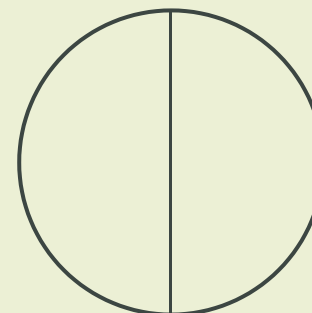
1,05 ha



INDUSTRIE NEL PARCO

50% Servizi

50% 3PL



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



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CONTATTAMI