



ctp




DE


CTPark Euskirchen

Versatile Commercial Property with Flexible Design and Usage Potential


The offered commercial property is an established complex consisting of multiple halls, some of which are interconnected. The construction years of the halls range from the 1950s to the most recent section, completed in the early 1990s. The property includes production and storage areas as well as office spaces, which can be used flexibly. The different construction periods are reflected in the architecture, offering potential for customized design and usage options.




KÖLN/BONN (CGN)
55 KM



EUSKIRCHEN HBF 4 KM



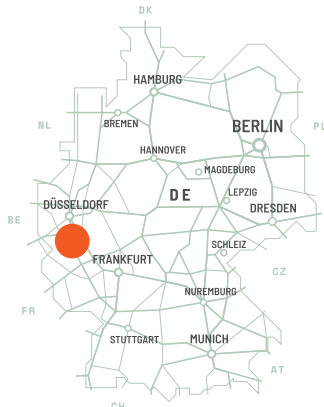
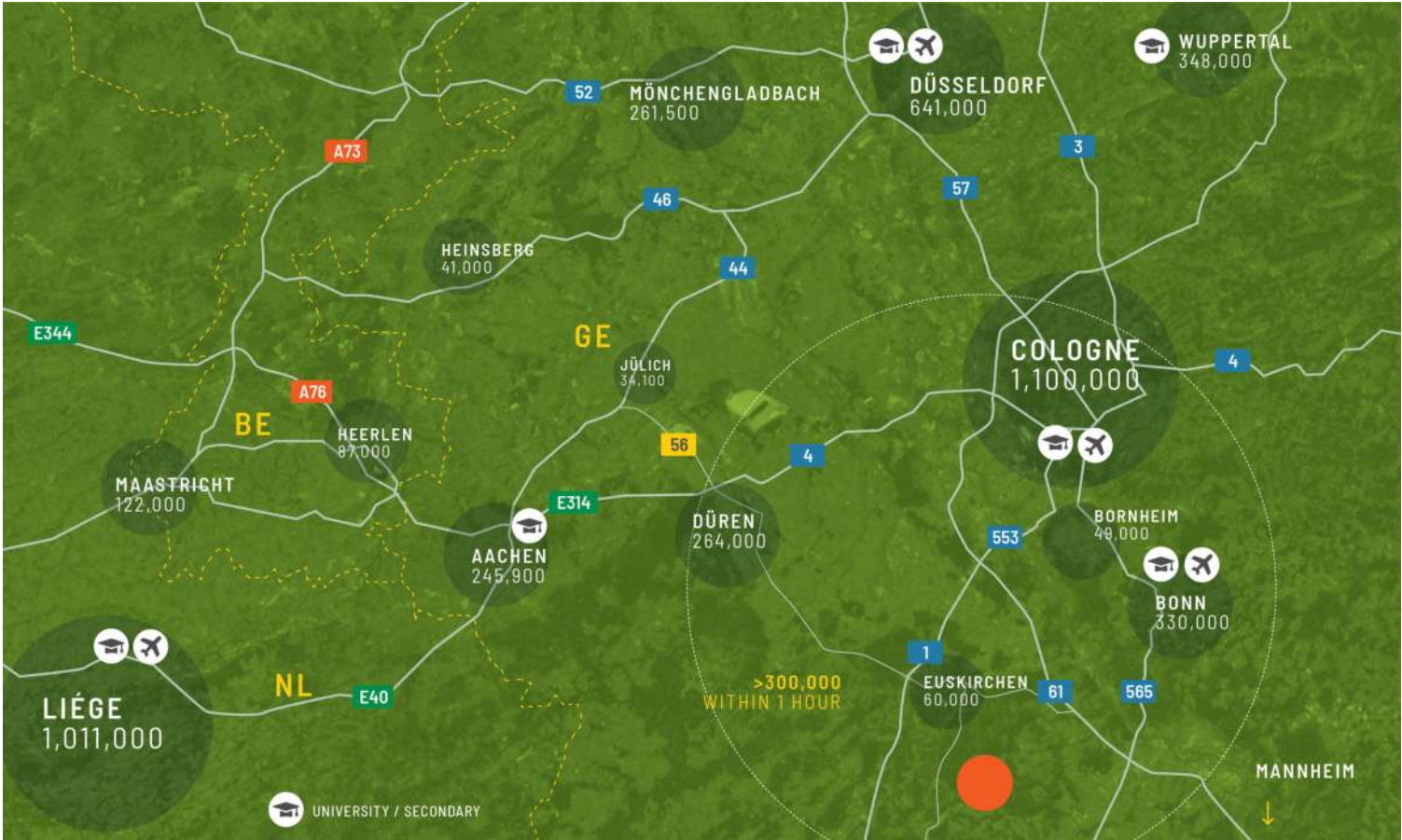
STOLZHEIM 0,1 KM



A1 5 KM

GRANDI CITTÀ

Bonn	28 km	40 min
Köln	53 km	46 min
Düren	35 km	41min



Prime Location in Stotzheim with Excellent Connectivity

The property is located in the Stotzheim district, a southern part of Euskirchen. The surrounding area is characterized by a mix of commercial and residential zones, enabling a seamless integration of work and living spaces. The property boasts excellent transport links: the nearby A1 motorway, Wißkirchen exit, provides quick access to Cologne and Bonn. Euskirchen's main train station is accessible via the RB23 regional train, with the Euskirchen-Stotzheim stop just a few minutes' walk from the property. Additionally, the "Stotzheim" bus stop is in close proximity, further enhancing access to public transportation.

CARATTERISTICHE DEL PARCO

- ▶ Strategic Location
- ▶ Excellent Transport Links
- ▶ Flexible Property Layout
- ▶ Established Commercial Environment



Gateway Between Urban
Centers and Natural
Landscapes

DISPONIBILITÀ E CONSEGNA

EUS1 17.740 m² Costruito
.....



DATI CHIAVE DEL PARCO

CTPark Euskirchen

DISPONIBILI ORA

17.740 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

43.000 m²

SUPERFICIE TOTALE

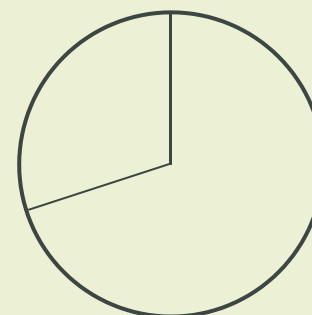
11,70 ha



INDUSTRIE NEL PARCO

70% 3PL

30% Servizi



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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