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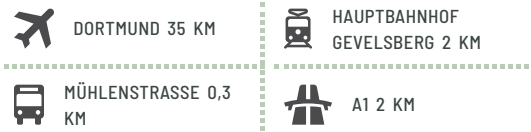


CTPark Gevelsberg East

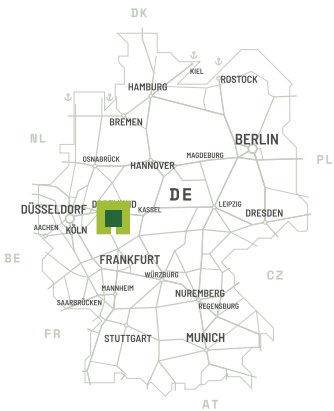


Gevelsberg as a  
dynamic business  
location with tradition  
and quality of life

The city of Gevelsberg is located in the southern Ruhr region and serves as a link between the Ruhr area and the Bergisches Land. The region has a rich history shaped by mining and industrial production, which has sustainably strengthened its infrastructure and economic significance. Today, Gevelsberg is a growing business location with many medium-sized enterprises and excellent connections to the surrounding metropolitan areas. Thanks to its proximity to cities like Dortmund and Wuppertal, businesses in Gevelsberg benefit from a dynamic economic structure, a large labor market, and numerous cooperation opportunities. Additionally, the region is characterized by its proximity to nature and high quality of life, which also attracts skilled professionals.



GRANDI CITTÀ		
Wuppertal	19 km	30 minuti
Dortmund	34 km	45 minuti
Essen	43 km	48 mins



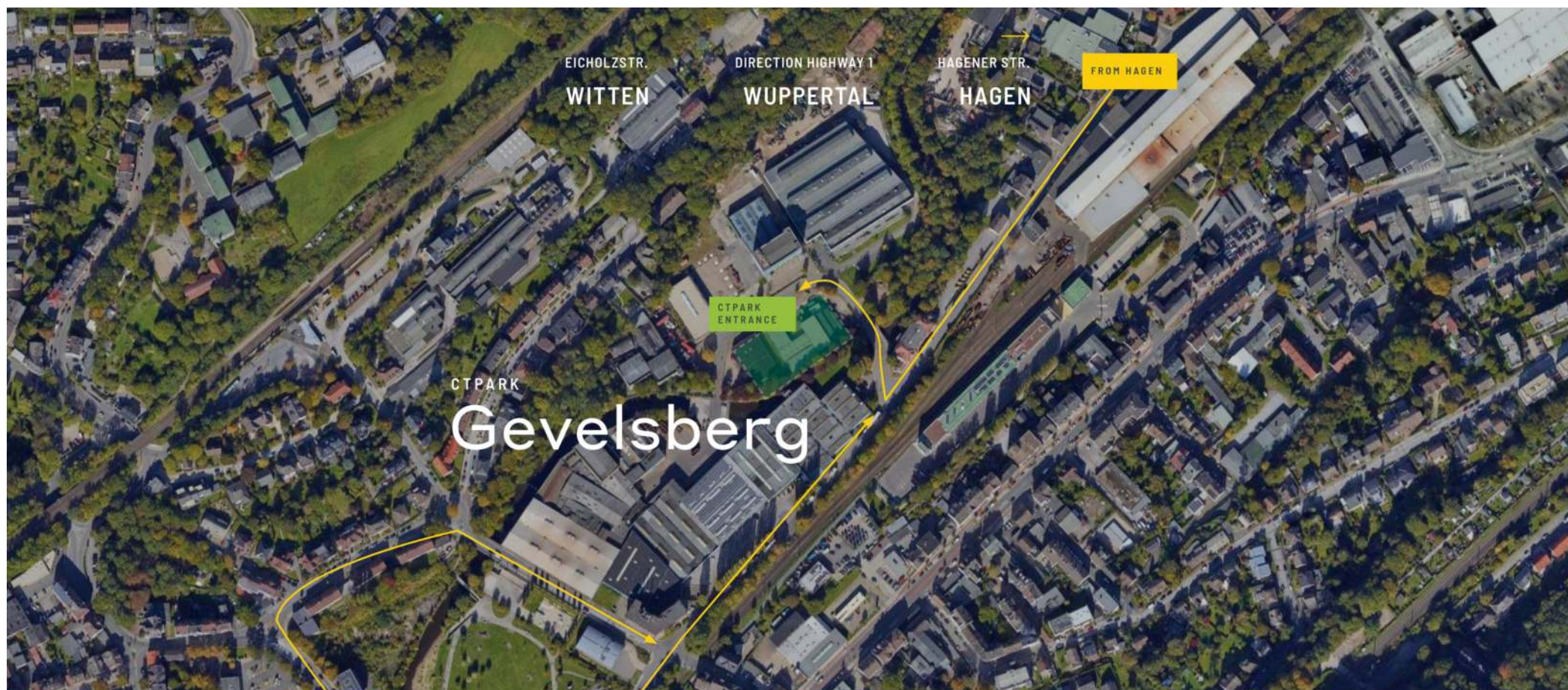


## Attractive commercial property in a central location with excellent connectivity

The commercial property on Mühlenstraße is located in a well-developed industrial area in Gevelsberg. The immediate surroundings offer a mix of office and industrial buildings, making it ideal for businesses from various sectors. The transport connections are excellent: the A1 and A46 motorways are just a few minutes away, ensuring quick access to the surrounding cities. Gevelsberg Central Station is approximately 2 km away and can be reached on foot in about 15 minutes. Additionally, there are several nearby bus stops that provide direct connections to public transportation. This combination makes the property attractive for commuters and offers visitors an easy journey.

### CARATTERISTICHE DEL PARCO

- ▶ Excellent transportation connections (motorways, public transport)
- ▶ Good infrastructure
- ▶ Flexible usage options: Mixed property of storage areas and offices
- ▶ Spacious office areas

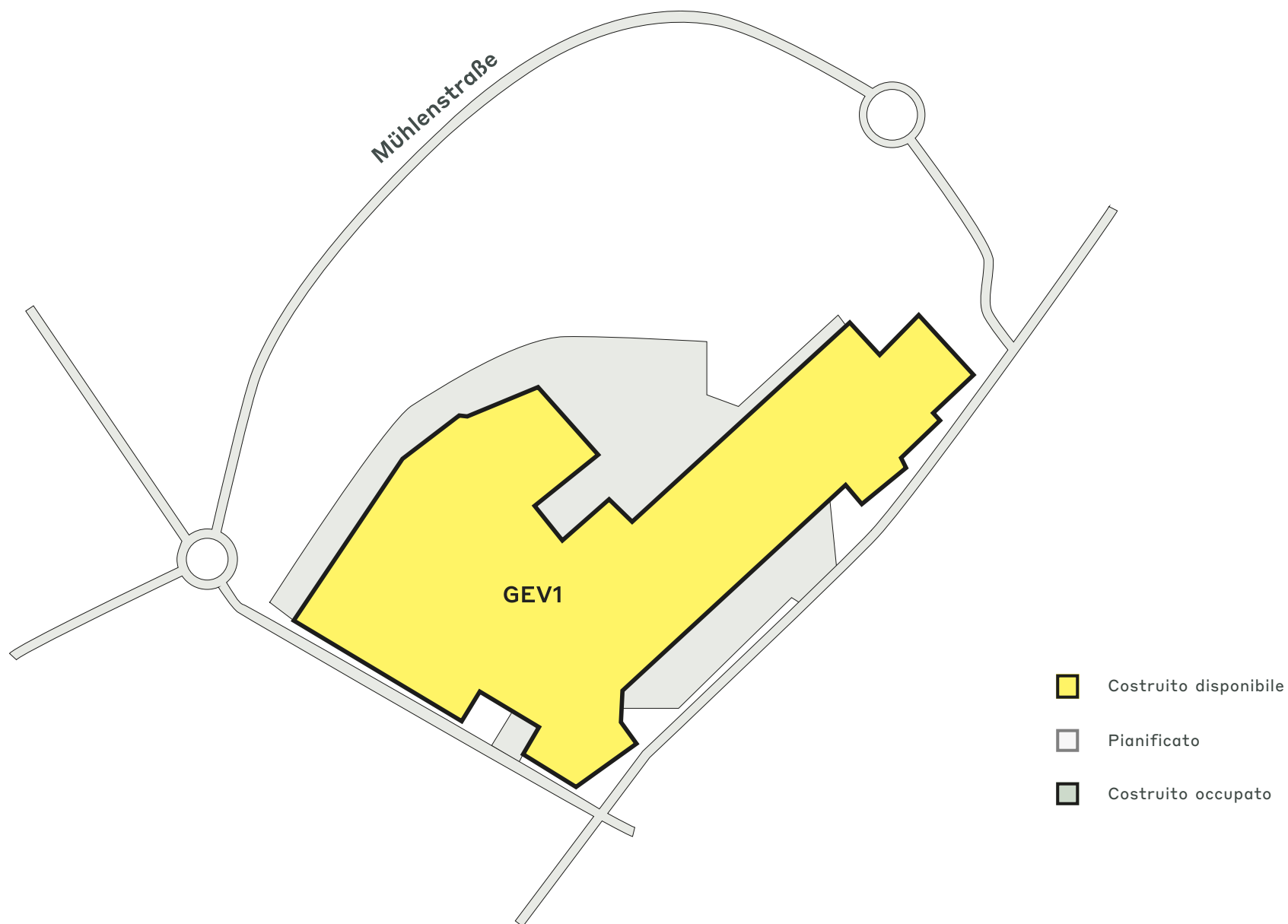


Versatile commercial spaces in  
Gevelsberg for businesses with  
growth potential

GEV1

4.000 m<sup>2</sup>

Costruito





DATI CHIAVE DEL PARCO

# CTPark Gevelsberg East

DISPONIBILI ORA

4.000 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

23.922 m<sup>2</sup>

SUPERFICIE TOTALE

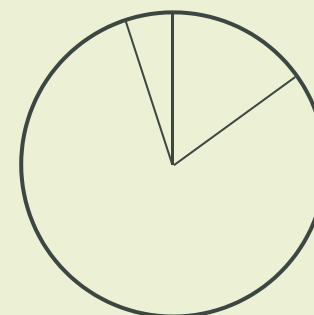
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INDUSTRIE NEL PARCO

15% Servizi

80% 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



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