


CTPark Hattingen





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Attractive Location with Strong Economic Integration in the Ruhr Area

The city of Hattingen is located in the southern Ruhr area, North Rhine-Westphalia, and is one of the oldest cities in the region. The city combines historical charm with a well-developed infrastructure and offers a high quality of life. Particularly, the old town with its timber-framed houses is a popular attraction for both visitors and residents. The region around Hattingen is economically strong, driven by the manufacturing industry and the service sector. Due to its proximity to major cities like Essen, Bochum, and Dortmund, Hattingen is well integrated into the economic structure of the Ruhr area, promoting investments and growth. Numerous medium-sized businesses and service providers benefit from the good connectivity to a dense network of highways and railways.

 DÜSSELDORF 45 KM

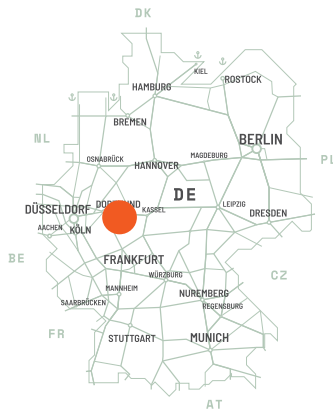
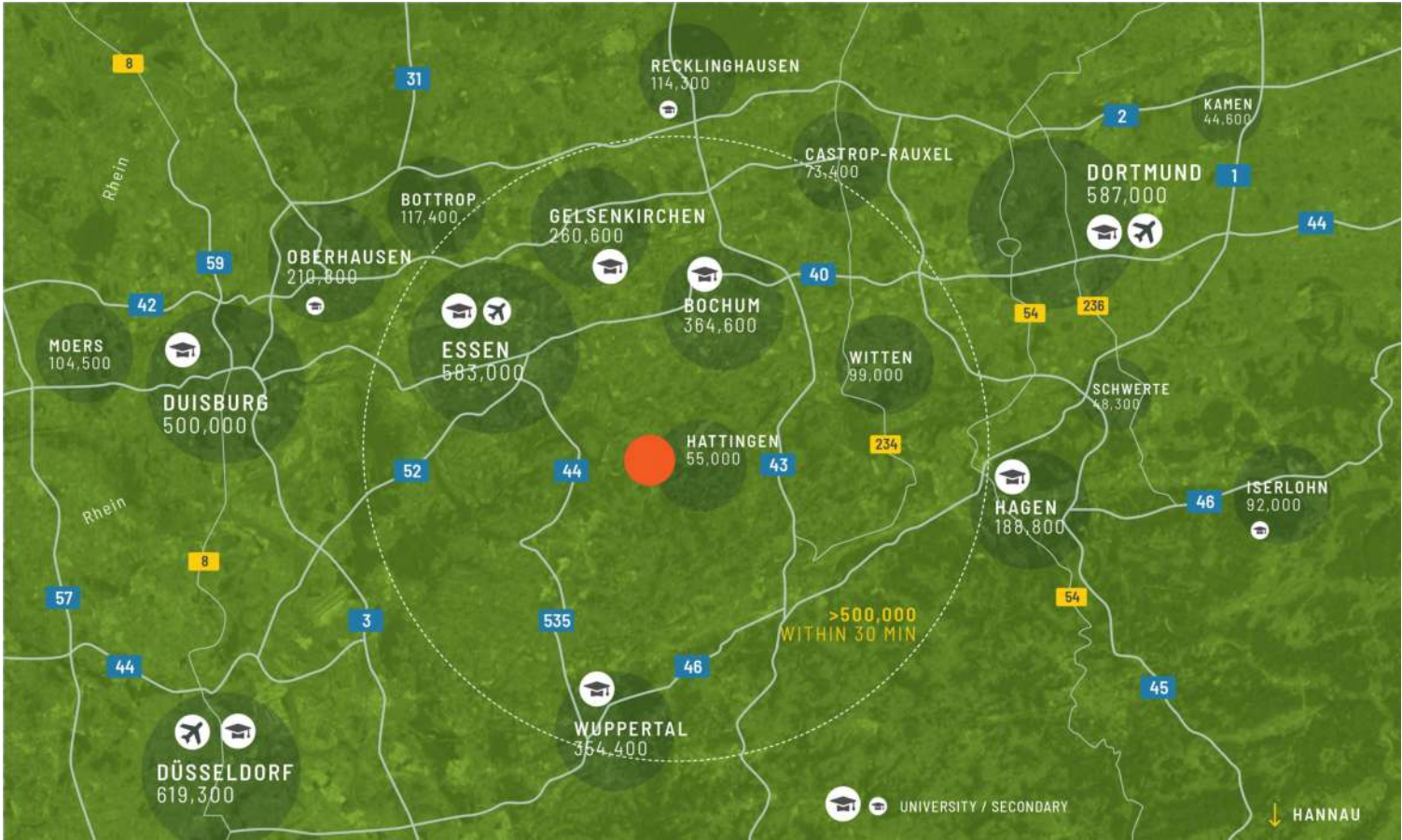
 HBF HATTINGEN 3 KM

 IM LICHTENBRUCH 0,5 KM

 A43 10 KM

GRANDI CITTÀ

Essen	21 km	32 mins
Dortmund	35 km	42 mins
Wuppertal	25 km	41 mins



Excellent Transport Links and Ideal Location in Hattingen

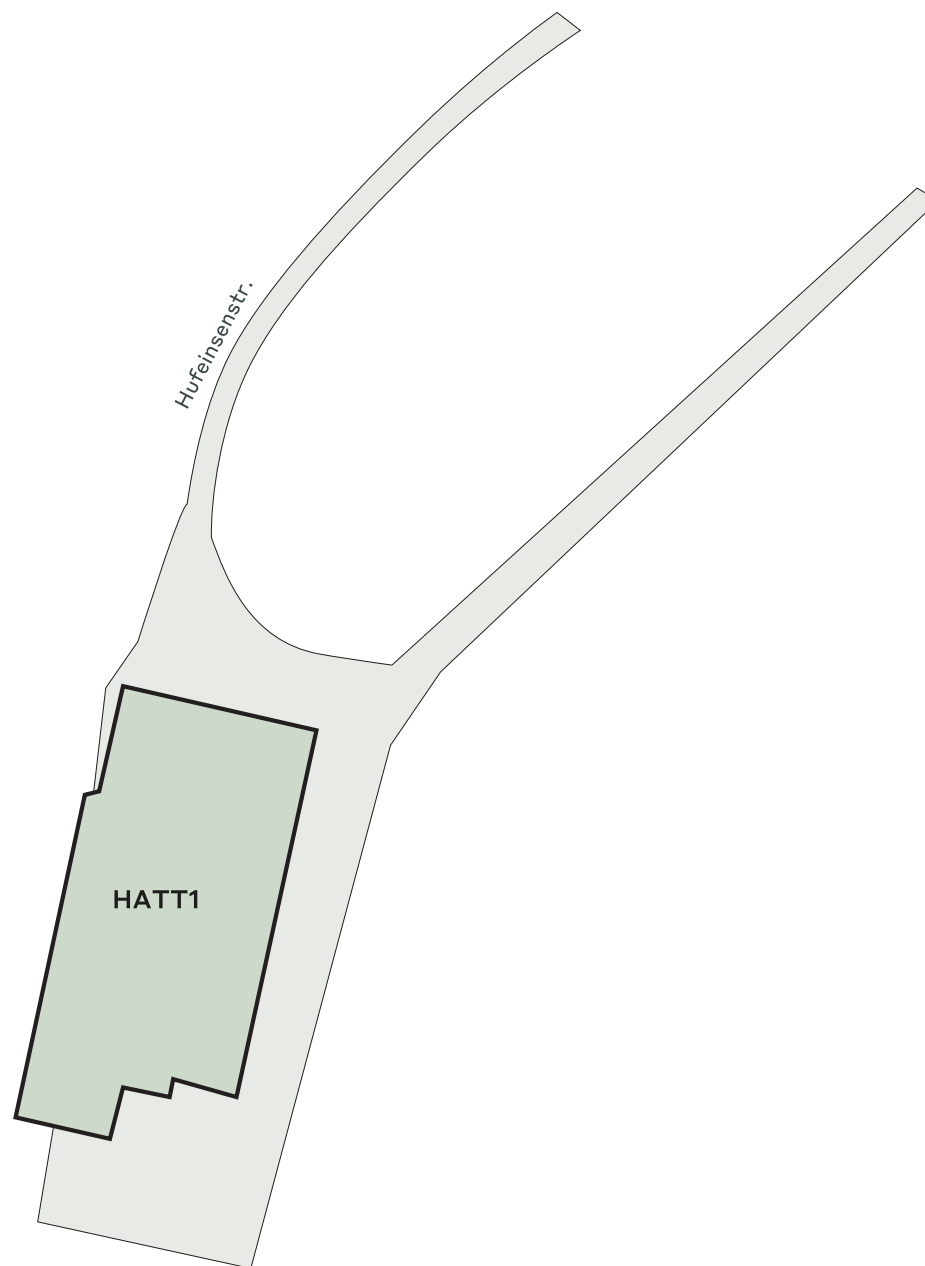
The commercial property at Hufeisenstraße 6-8 is located in a quiet yet well-connected industrial area in Hattingen. The surroundings are characterized by medium-sized businesses, office spaces, and warehouse buildings, making it an ideal environment for a variety of industries. The property is excellently connected to the transport network via the nearby A43 motorway and B51 federal road, providing short travel times to the surrounding major cities. Hattingen's main train station is about 3 km away and can be reached in approximately 8 minutes by car, while the nearest bus stop, "Im Lichtenbruch," is about 500 meters away and can be reached on foot in 6 minutes. The quick access to the regional transport network ensures efficient commuting for employees and short transport routes for goods.




CARATTERISTICHE DEL PARCO

- ▶ Central Location in the Ruhr Area
- ▶ Good Infrastructure
- ▶ Flexible Usage Options: Mixed Property of Warehouse and Office Space
- ▶ Attractive Location in an Economically Strong and Historically Significant Region



Versatile Warehouse Complex with Office Section



-  Costruito disponibile
-  Pianificato
-  Costruito occupato

DATI CHIAVE DEL PARCO

CTPark Hattingen

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

2.580 m²

SUPERFICIE TOTALE

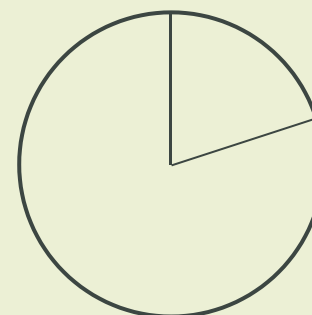
0,36 ha



INDUSTRIE NEL PARCO

20% 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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CONTATTAMI