



**ctp**



DE


CTPark Möckern (Stegelitz)

# Economic Growth Through Tradition, Innovation, and Strategic Development

The region is characterized by a mix of traditional industries, such as mechanical and plant engineering, as well as a growing service and logistics sector. The fertile soils of the Magdeburg Börde support agriculture, which, together with the food industry, makes a significant contribution to economic growth. As part of the Integrated Municipal Development Concept (IGEK), the city of Möckern aims to further strengthen the region's economic potential. The concept includes measures to improve quality of life and promote business and trade.



134 KM



MAGDEBURG HBF 30 KM

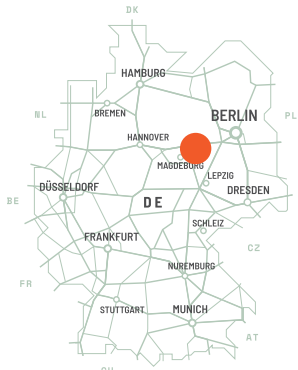
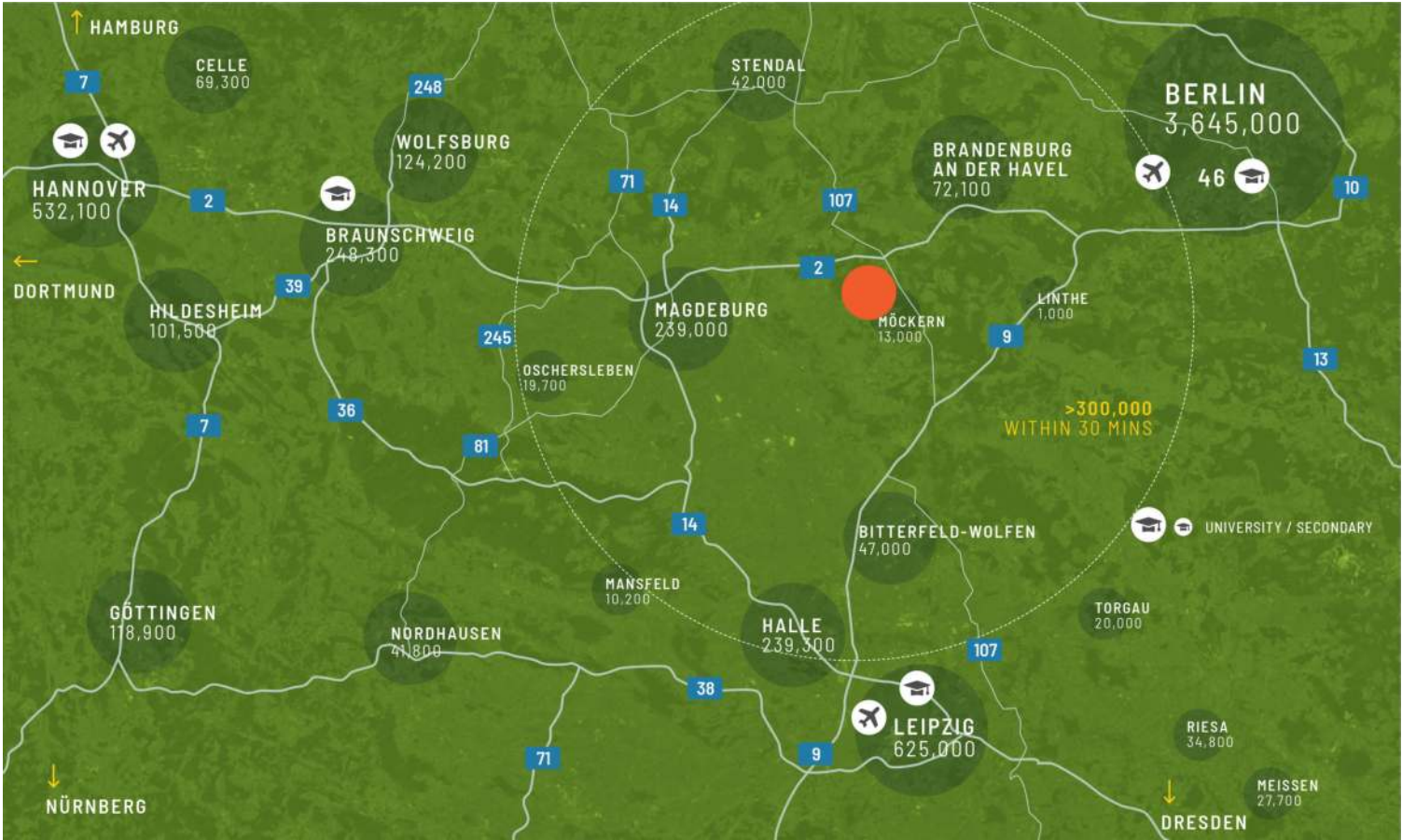


8 KM



A2 5 KM

GRANDI CITTÀ		
Magdeburg	36 km	32 min
Berlin	131 km	90 min
Leipzig	161 km	110 min



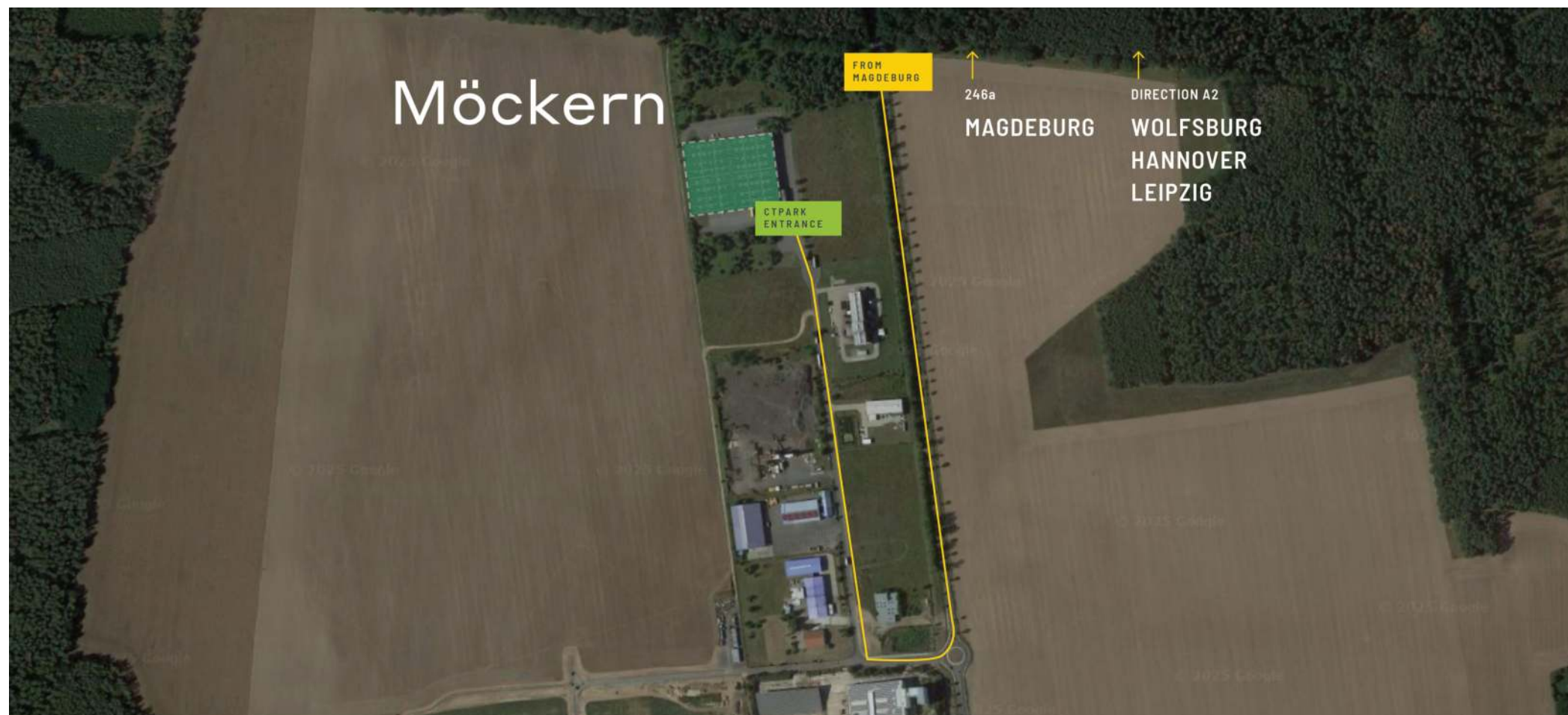


## Excellent Transport Connections: Easy Access to Magdeburg, Berlin, and Leipzig

The A2 motorway is only about 5 km from Stegelitz, with access via the Burg Ost, Theeßen, and Ziesar/Schoppsdorf junctions. This motorway ensures quick connections to the cities of Magdeburg and Burg, as well as the metropolitan areas of Berlin and Leipzig, each reachable in about an hour. Stegelitz is also well connected to the regional road network via the federal roads B246 and B246a, making access to surrounding towns and cities convenient. Public transportation is provided by the regional bus line 712, which offers regular connections to Gommern and Burg. The bus stop in Stegelitz allows for easy access to these services.

### CARATTERISTICHE DEL PARCO

- ▶ Good Connectivity
- ▶ Well-Developed Infrastructure
- ▶ Flexible Space Layout
- ▶ Trasporto pubblico

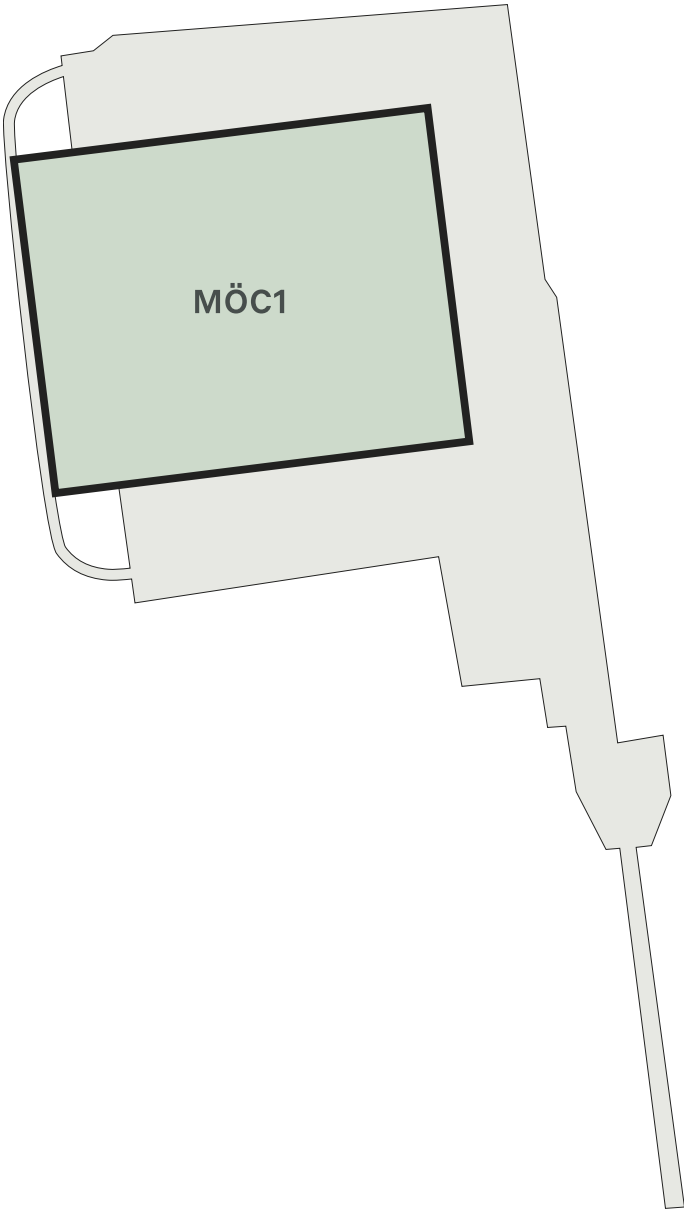





Prime Commercial Spaces with  
Flexible Halls and Office  
Options

DISPONIBILITÀ E CONSEGNA

MÖC1 12.203 m² Costruito

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-  Costruito disponibile
-  Pianificato
-  Costruito occupato

DATI CHIAVE DEL PARCO

# CTPark Möckern (Stegelitz)

DISPONIBILI ORA

12.203 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

12.203 m<sup>2</sup>

SUPERFICIE TOTALE

4,21 ha

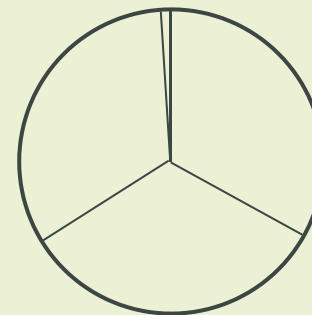


INDUSTRIE NEL PARCO

33% Servizi

33% 3PL

33% Altro



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# 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