



CTPark Mönchweiler



ctp

DE

## A hub of industry and recreation in the Schwarzwald-Baar district

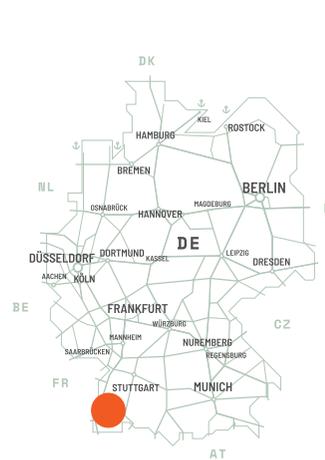
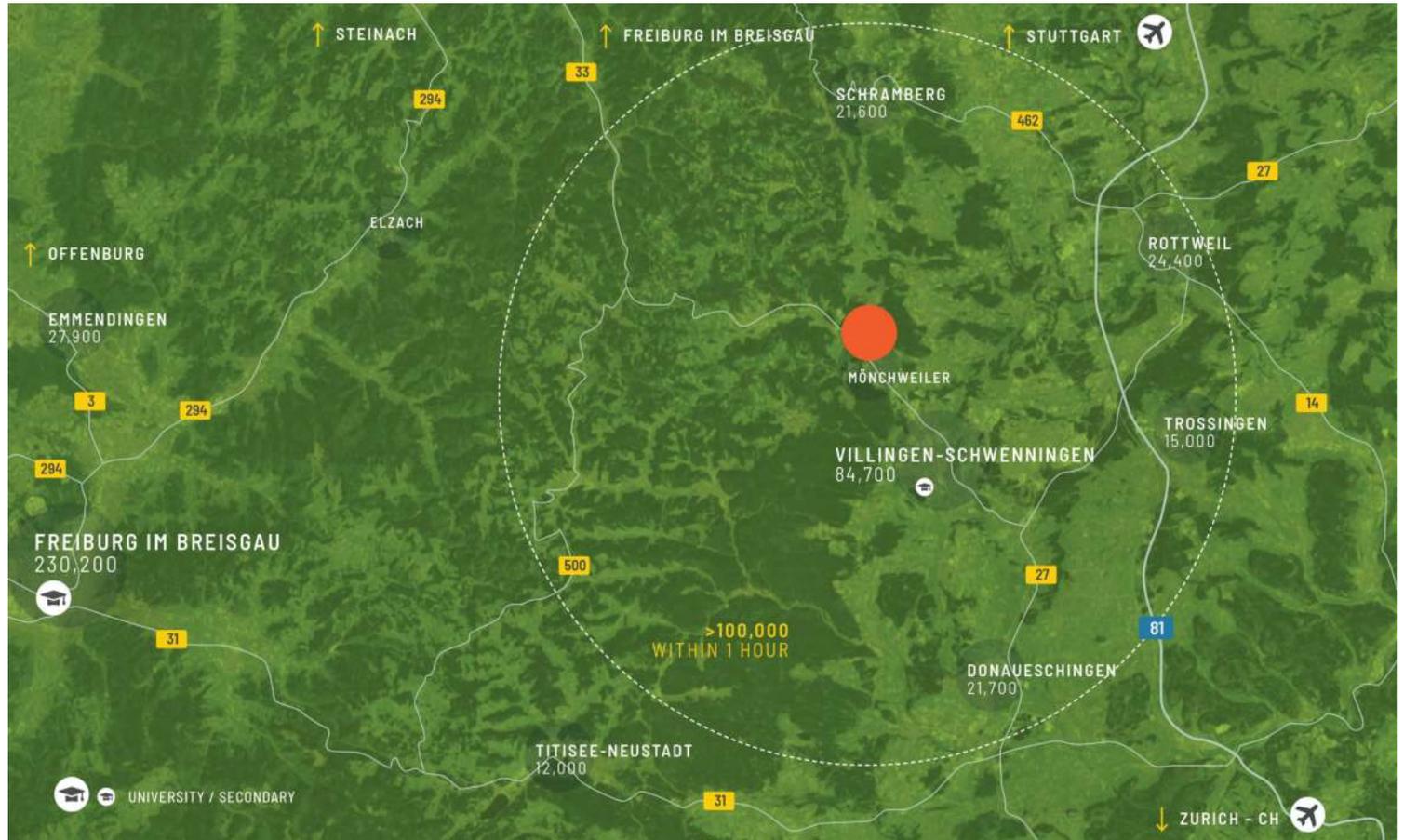
The community of Mönchweiler belongs to the Schwarzwald-Baar district, which is one of the most industrially dense areas in Baden-Württemberg. Various industries are located here, including small businesses, manufacturing companies, and logistics firms. The Schwarzwald-Baar district is one of the most beautiful recreational areas in Baden-Württemberg. In summer, the Black Forest invites you to hike, while winter offers a picturesque setting for all winter sports activities.

- ▶ Art of the industrially dense Schwarzwald-Baar district in Baden-Württemberg
- ▶ Home to diverse industries including small businesses, manufacturing, and logistics
- ▶ Situated in one of the most beautiful recreational areas in the region
- ▶ Offers year-round outdoor activities, from summer hiking to winter sports in the Black Forest

 AIRPORT STUTTART 120KM	 TRAIN STATION 7KM
 BUS STATION 3KM	 HIGHWAY 10KM

ГОЛЕМИ ГРАДОВЕ

Airport Stuttgart	120	75min
Villingen-Schwenningen	8	10min



## Strategically located in the heart of Europe near the Black Forest and key transport routes

Mönchweiler is located in the heart of Europe in southern Baden-Württemberg, conveniently situated directly on the Bundesstraße 33 – the A81 Stuttgart-Singen motorway is about 10 minutes away by car. Nearby are also the Black Forest Railway with the stations Villingen and St. Georgen, as well as bus lines 36 and 7265. The region is well-located as a base for services to neighboring countries Switzerland and France.

### ХАРАКТЕРИСТИКИ НА ПАРКА

- ▶ Flexible utilization options
- ▶ Spacious outdoor area
- ▶ good location in the triangle
- ▶ room to grow



НАЛИЧНОСТ И ДОСТАВКА

Обща налична площ 6 021 кв.м. Построено  
Мьонхвайлер

.....



КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Mönchweiler

НАЛИЧНО СЕГА

**6 021** кв.м.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

**0** кв.м.

ЗАСТРОЕНА ПЛОЩ

**55 157** кв.м.

ОБЩА ПЛОЩ

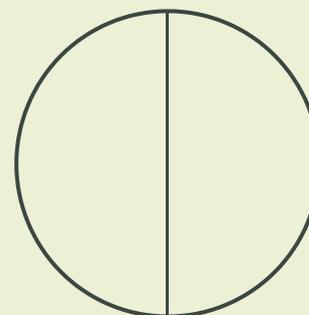
**5,52** хектара



ИНДУСТРИИ В ПАРКА

**50%** Логистика На Трети Страни (3PL)

**50%** Търговия На Едро



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

11 countries

TRACK RECORD OF SUCCESS

14.6 mil. sqm GLA

SPACE FOR YOU TO GROW

25.7 million sqm landbank

SPACE FOR YOU TO GROW

≈1,500 clients

ctp

**Sandy Benz**  
Business Development &  
Leasing Manager, South  
Germany

+49 175 24 25 473  
sandy.benz@ctp.eu



**KEY**

- CTParks >100,000 sqm GLA
- CTP Locations <100,000 sqm GLA
- Mixed-use Parks
- Planned

**MARKETS**

- Core markets
- Growth markets
- Western European markets

СВЪРЖЕТЕ СЕ С НЕЯ