

**ctp**



DE

CTPark Rosengarten



# Thriving Economic Hub with Quality of Life

The region surrounding the property is characterized by a successful blend of industrial tradition and modern economic strength. Located in the heart of Baden-Württemberg, Rosengarten is known for its close integration of rural charm and progressive industry. Local businesses contribute to regional value creation and provide numerous jobs. At the same time, the region offers a high quality of life, enhanced by access to nature and excellent transport connections. This balance makes Rosengarten a significant economic hub, offering attractive opportunities for both businesses and residents.



STUTTGART 86 KM



SCHWÄBISCH HALL-  
HESSENTAL 5 KM

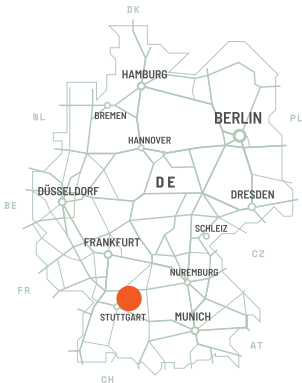
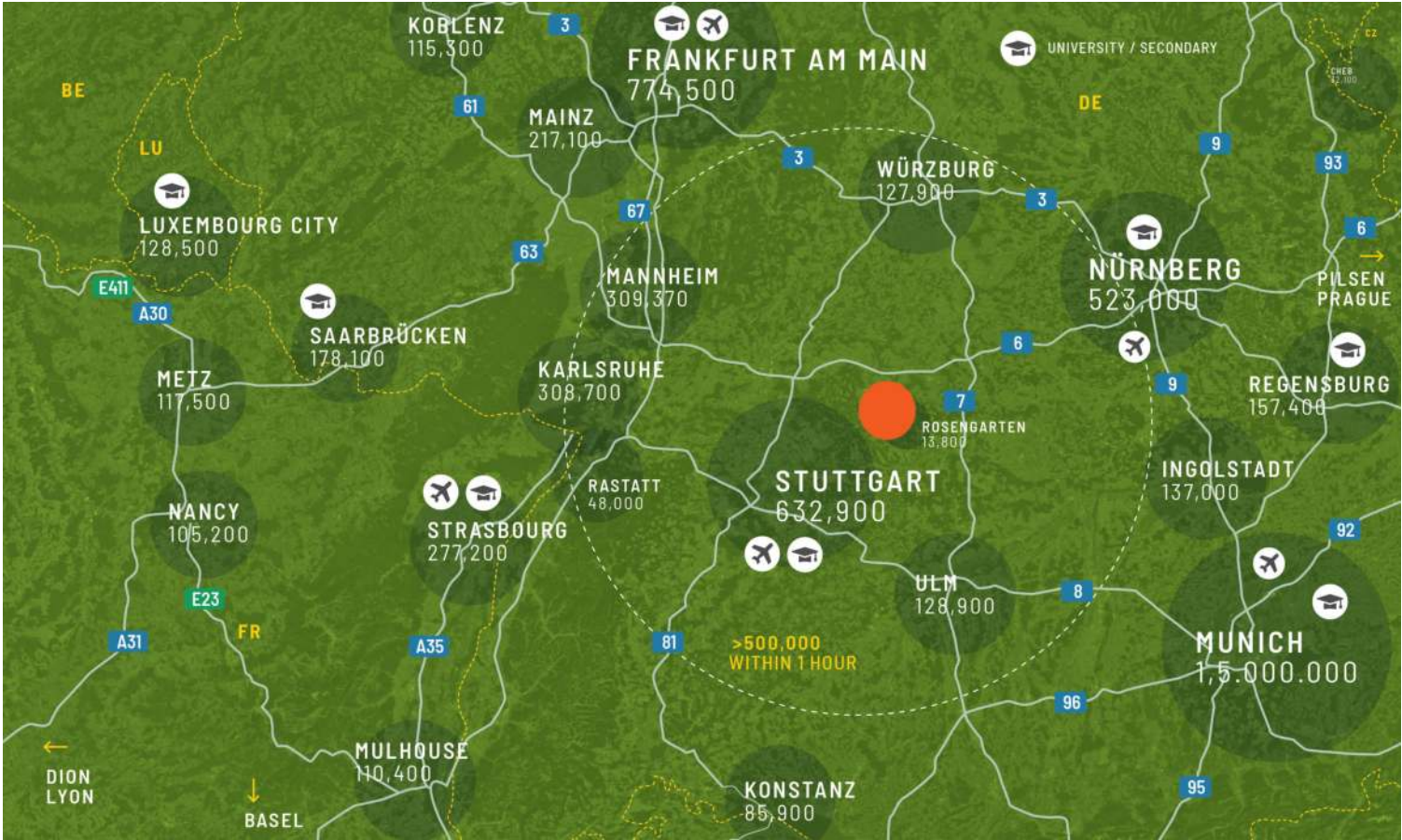


1,5 KM



A6 12 KM

GRANDI CITTÀ		
Aalen	50 chilometri	55 mins
Heilbronn	66 km	55 mins
Stoccarda	70 km	1 h 10 mins





## Strategic Location with Strong Economic Connectivity

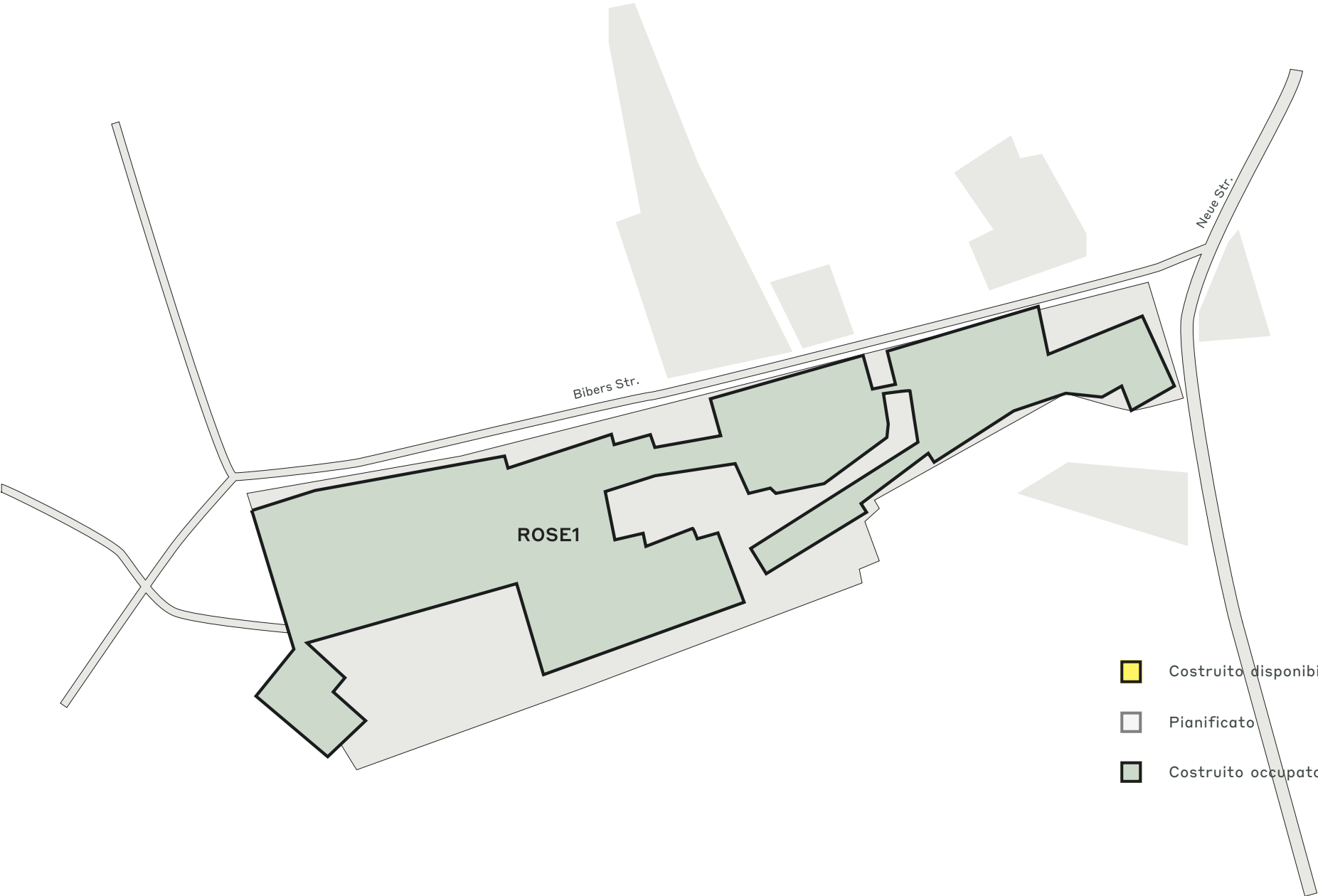
The property is conveniently located and easily accessible via the nearby federal road B19. This area is home to numerous companies in the fields of mechanical engineering, metal processing, and industrial manufacturing, creating a strong economic network in the region. Additionally, the good connection to the Schwäbisch Hall-Hessental regional train station, about 5 km away, provides quick access to Heilbronn and the major city of Stuttgart.

### CARATTERISTICHE DEL PARCO

- ▶ Località conveniente
- ▶ Industry-Oriented Environment
- ▶ Attractive Economic Region
- ▶ Community and Culture



Flexible Industrial Property in  
a Prime Location



DATI CHIAVE DEL PARCO

# CTPark Rosengarten

DISPONIBILI ORA

0 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

20.368 m<sup>2</sup>

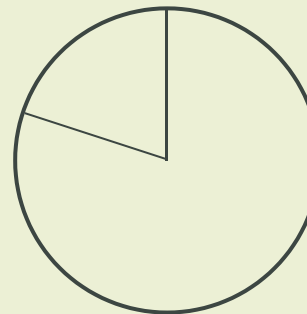
SUPERFICIE TOTALE

3,85 ha

INDUSTRIE NEL PARCO

80% Industria Automobilistica

20% 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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CONTATTAMI