

**ctp**




DE

CTPark Witten




# Witten as an Innovative and Connected Business Location in the Ruhr Area

Witten is located in the southern Ruhr area in North Rhine-Westphalia and is part of the Rhine-Ruhr metropolitan region. As a business location, the region is shaped by its industrial tradition and offers strong connectivity to surrounding cities such as Bochum and Dortmund. Due to its proximity to universities and research institutions, Witten is supported as an innovation hub. The city is also attractive to small and medium-sized enterprises (SMEs) and benefits from well-developed transport infrastructure, making it an ideal location for various business sectors.



DORTMUND 25 KM



HAUPTBAHNHOF WITTEN  
3 KM

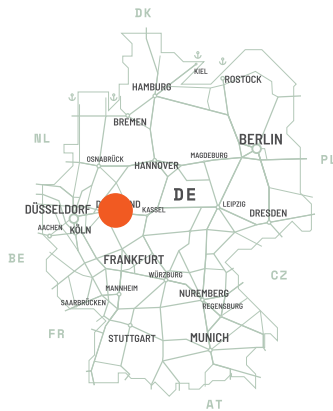
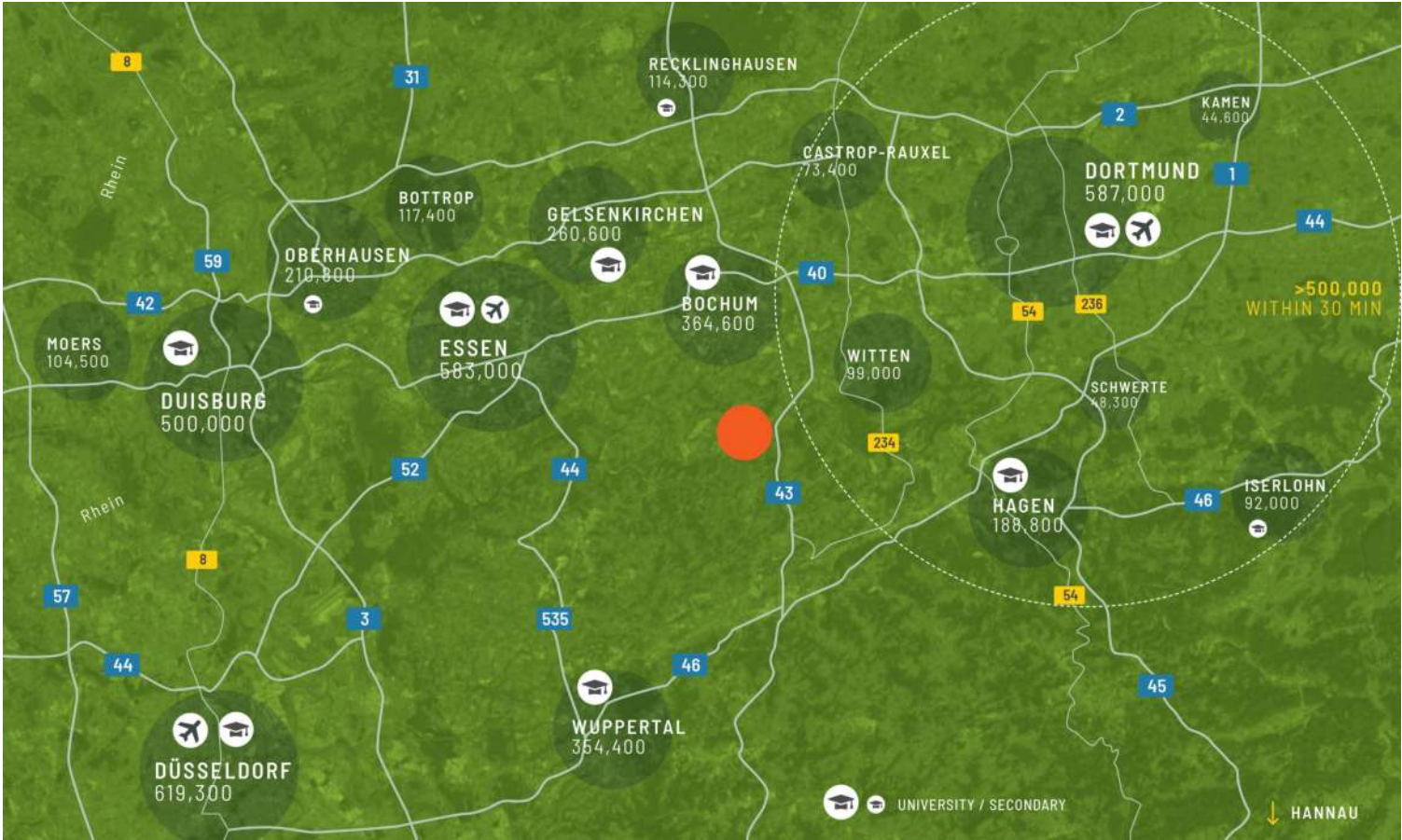


RÜSBERGSTRASSE 0,2  
KM



A43 2,2 KM

GRANDI CITTÀ		
Dortmund	18 km	30 minuti
Bochum	17 km	22 mins
Essen	32 km	40 mins





## Attractive commercial property in a convenient location

The property at Rüsbergstr. 70 is located in an industrial area with excellent infrastructure. The surroundings are characterized by other commercial properties, making it ideal for businesses seeking an industrial or logistical base. The transport connections are outstanding: the nearby A43 and A44 motorways provide excellent access to the entire Ruhr region. Public transportation is also well-developed, with a nearby bus stop within walking distance and a train station just a few minutes' drive away. The city center is reachable within minutes, offering additional amenities and services.

### CARATTERISTICHE DEL PARCO

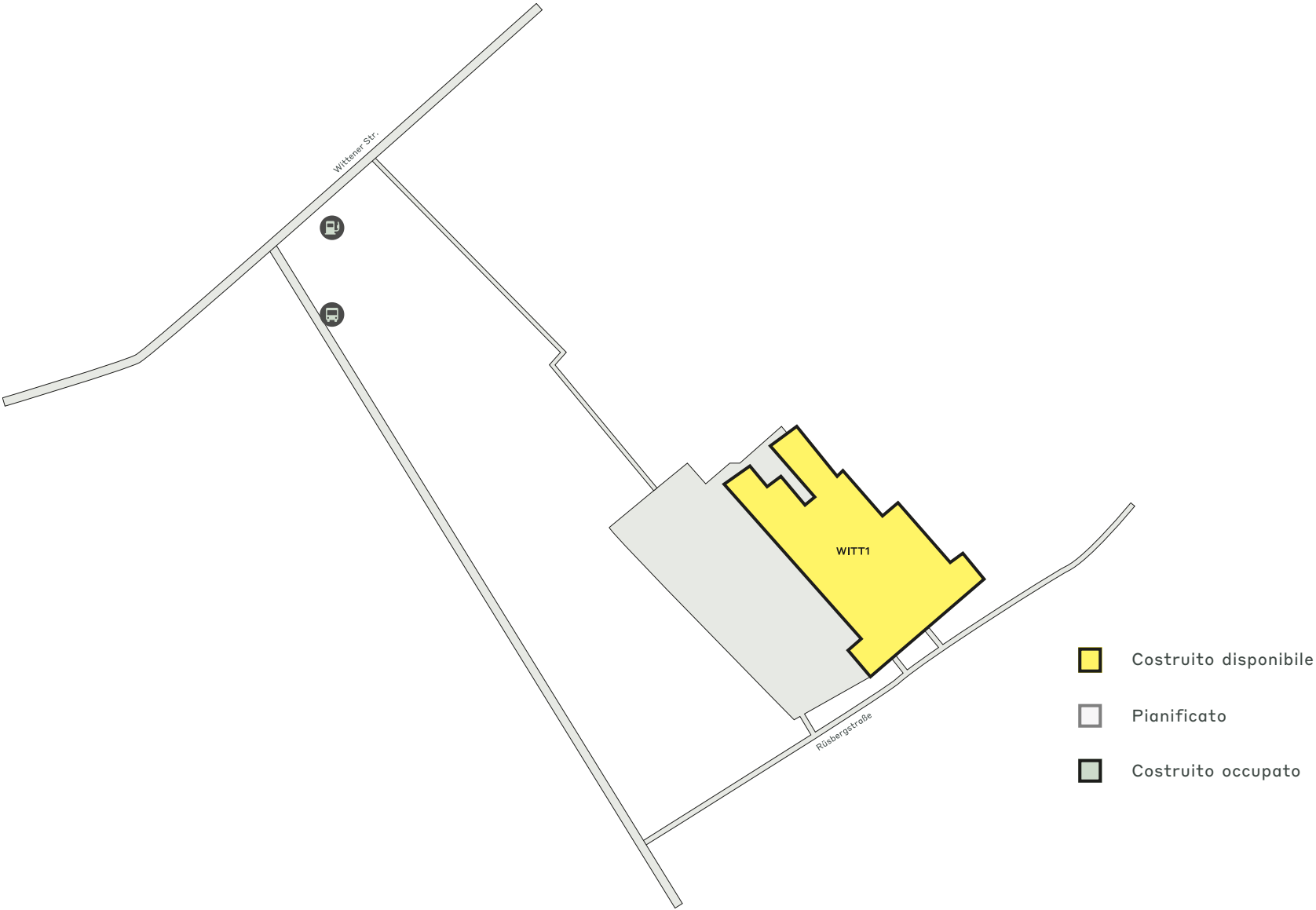
- ▶ Central location in the Ruhr area
- ▶ Good transportation connections (motorways, train, public transport)
- ▶ Flexible usage options: Mixed property of storage and office spaces
- ▶ Strong economic location with innovation potential



Modern business center in  
Witten with versatile usage  
options and excellent  
connectivity

DISPONIBILITÀ E CONSEGNA

Opportunità di sviluppo	4.000 m <sup>2</sup>	Pianificato
WITT1	900 m <sup>2</sup>	Costruito



DATI CHIAVE DEL PARCO

# CTPark Witten

DISPONIBILI ORA

900 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

4.000 m<sup>2</sup>

AREA EDIFICATA

12.680 m<sup>2</sup>

SUPERFICIE TOTALE

2,71 ha

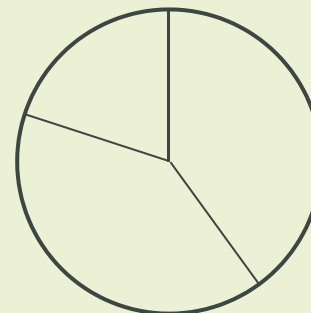


INDUSTRIE NEL PARCO

40% Commercio  
All'ingrosso

40% Servizi

20% 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