

ctp

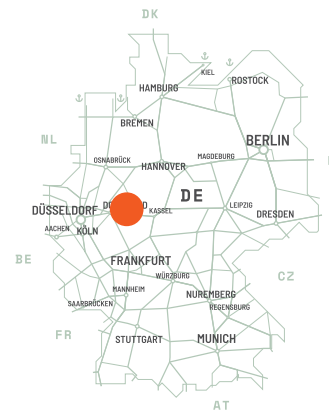


DE

CTPark Wuppertal

Wuppertal, located in the heart of the Bergisches Land, is a dynamic city with around 355,000 inhabitants. The region is characterized by a strong industrial tradition and is today a significant economic hub in North Rhine-Westphalia. With its central location in the Ruhr area and proximity to the metropolitan cities of Düsseldorf, Cologne, and Dortmund, Wuppertal offers excellent connections to important economic regions. The city is known for its innovative economy, strongly shaped by small and medium-sized enterprises, and provides good infrastructure, including the world-famous suspended monorail, which defines the cityscape. Wuppertal is also an important educational center, complemented by the renowned University of Wuppertal. The mix of urban life, economic dynamism, and a green environment makes Wuppertal an attractive location for businesses and investors.

- A diagram showing distances to various transport hubs. It consists of a central vertical dashed line. To the left of the line, there are two entries: 'AIRPORT 30KM' with an airplane icon above it, and 'BUS STATION 0,2KM' with a bus icon above it. To the right of the line, there are two entries: 'TRAIN STATION 6KM' with a train icon above it, and 'HIGHWAY 0,5KM' with a highway icon above it.



Prime location with exceptional transport connectivity

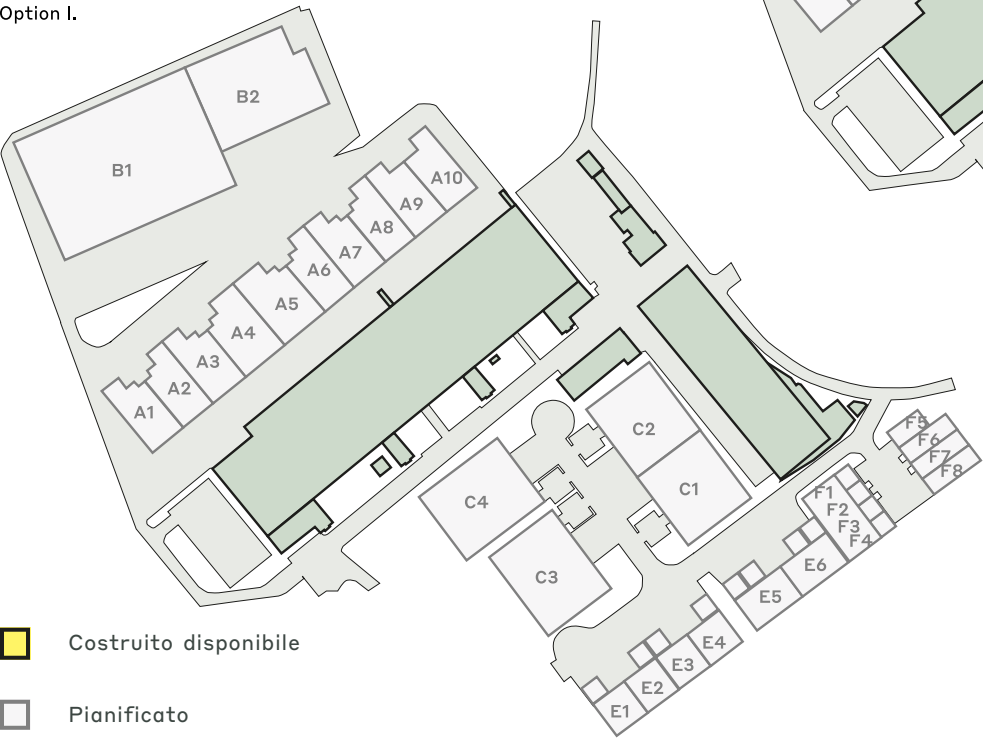
Our property in Wuppertal impresses with its excellent transport connections. It is reachable to highways A46 and A535, with on-ramps in just 3 minutes. This allows access to the major highways A1 and A3 within only 13 minutes. Additionally, the area is accessible via three entrances: Düsseldorfer Straße, Mettmanner Straße, and Lüntenbecker Weg, which is almost directly accessible from the highway.

CARATTERISTICHE DEL PARCO

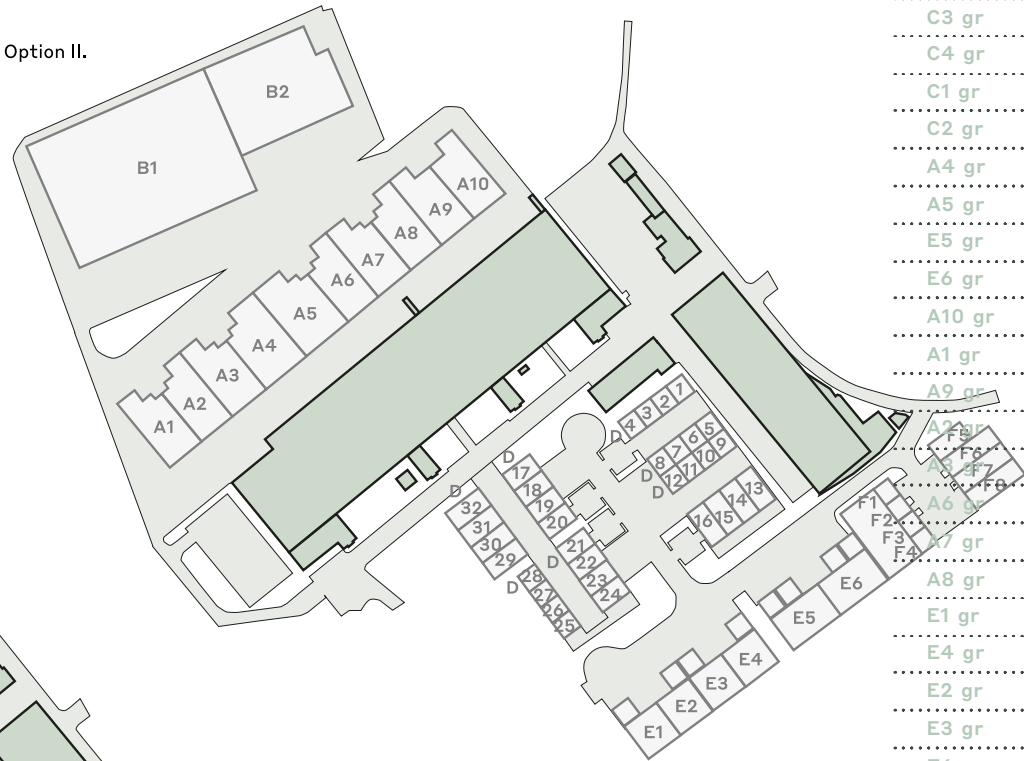
- ▶ Working and designing in listed buildings, in an urban quarter between historic buildings
- ▶ New buildings to the highest standard
- ▶ Leading built-to-suit developer and individual design options
- ▶ Storage areas with ramp, ground-level access and parking spaces



Option I.



Option II.



B1 gr	9.120 m ²	Pianificato
B2 gr	3.855 m ²	Pianificato
C3 gr	3.020 m ²	Pianificato
C4 gr	3.020 m ²	Pianificato
C1 gr	2.594 m ²	Pianificato
C2 gr	2.594 m ²	Pianificato
A4 gr	1.465 m ²	Pianificato
A5 gr	1.465 m ²	Pianificato
E5 gr	1.230 m ²	Pianificato
E6 gr	1.206 m ²	Pianificato
A10 gr	1.123 m ²	Pianificato
A1 gr	1.101 m ²	Pianificato
A9 gr	1.092 m ²	Pianificato
A2 gr	1.070 m ²	Pianificato
A3 gr	1.070 m ²	Pianificato
A8 gr	1.070 m ²	Pianificato
A6 gr	1.070 m ²	Pianificato
A7 gr	1.070 m ²	Pianificato
A8 gr	1.070 m ²	Pianificato
E1 gr	782 m ²	Pianificato
E4 gr	782 m ²	Pianificato
E2 gr	758 m ²	Pianificato
E3 gr	758 m ²	Pianificato
F6 gr	471 m ²	Pianificato
F8 gr	471 m ²	Pianificato
F1 gr	463 m ²	Pianificato
F4 gr	463 m ²	Pianificato
F2 gr	436 m ²	Pianificato
F3 gr	436 m ²	Pianificato
D13 1st	320 m ²	Pianificato
D16 1st	320 m ²	Pianificato
D29 1st	320 m ²	Pianificato
D32 1st	320 m ²	Pianificato
F5 gr	319 m ²	Pianificato
D14 1st	303 m ²	Pianificato
D15 1st	303 m ²	Pianificato
D30 1st	303 m ²	Pianificato

- Costruito disponibile
- Pianificato
- Costruito occupato

DATI CHIAVE DEL PARCO

CTPark Wuppertal



PIANIFICATO



2 MINUTE WALK



ARCHITETTURA
DEL PAESAGGIO

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

51.522 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

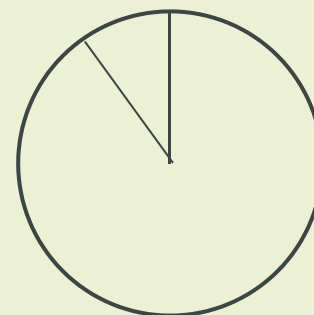
13,50 ha



INDUSTRIE NEL PARCO

90% Industria
Automobilistica

10% 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



Bernd Stils

Senior Business Developer, West
Germany

+49 171 150 9828
bernd.stils@ctp.eu

CONTATTAMI