

**ctp**




DE

CTPark Nümbrecht




# Strategic Location with Strong Economic Potential


Nümbrecht is located in the Oberberg district in North Rhine-Westphalia and is part of the Rhine-Ruhr metropolitan region. The area is characterized by a harmonious combination of nature-oriented living and economic activity. Small and medium-sized enterprises dominate the economic landscape, particularly in the areas of manufacturing, crafts, and services. Due to its proximity to the major cities of Cologne and Bonn, companies benefit from a large customer base and excellent infrastructure.




KÖLN BONN 50 KM



DIERINGHAUSEN 14 KM

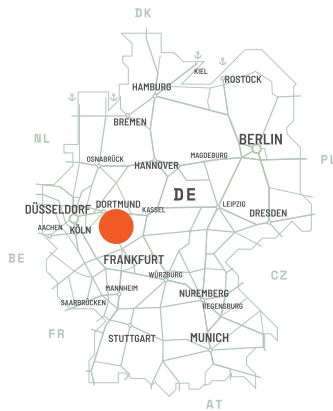
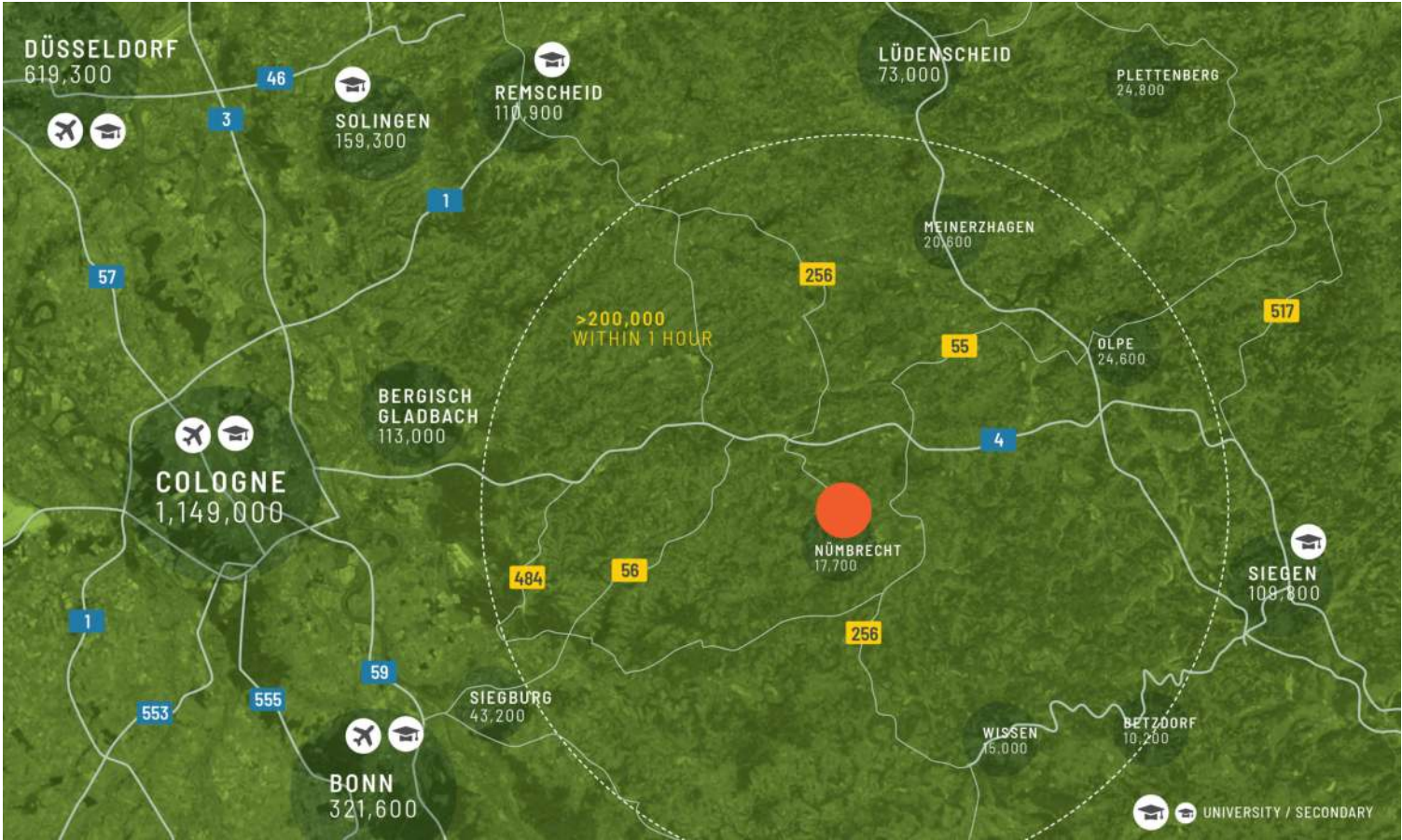


BIERENBACHTAL  
GADEROTH 1,4 KM



A4 15 KM

GRANDI CITTÀ		
Wuppertal	95 km	1 h 13 mins
Bonn	52 km	51 mins
Köln	56 km	50 minuti



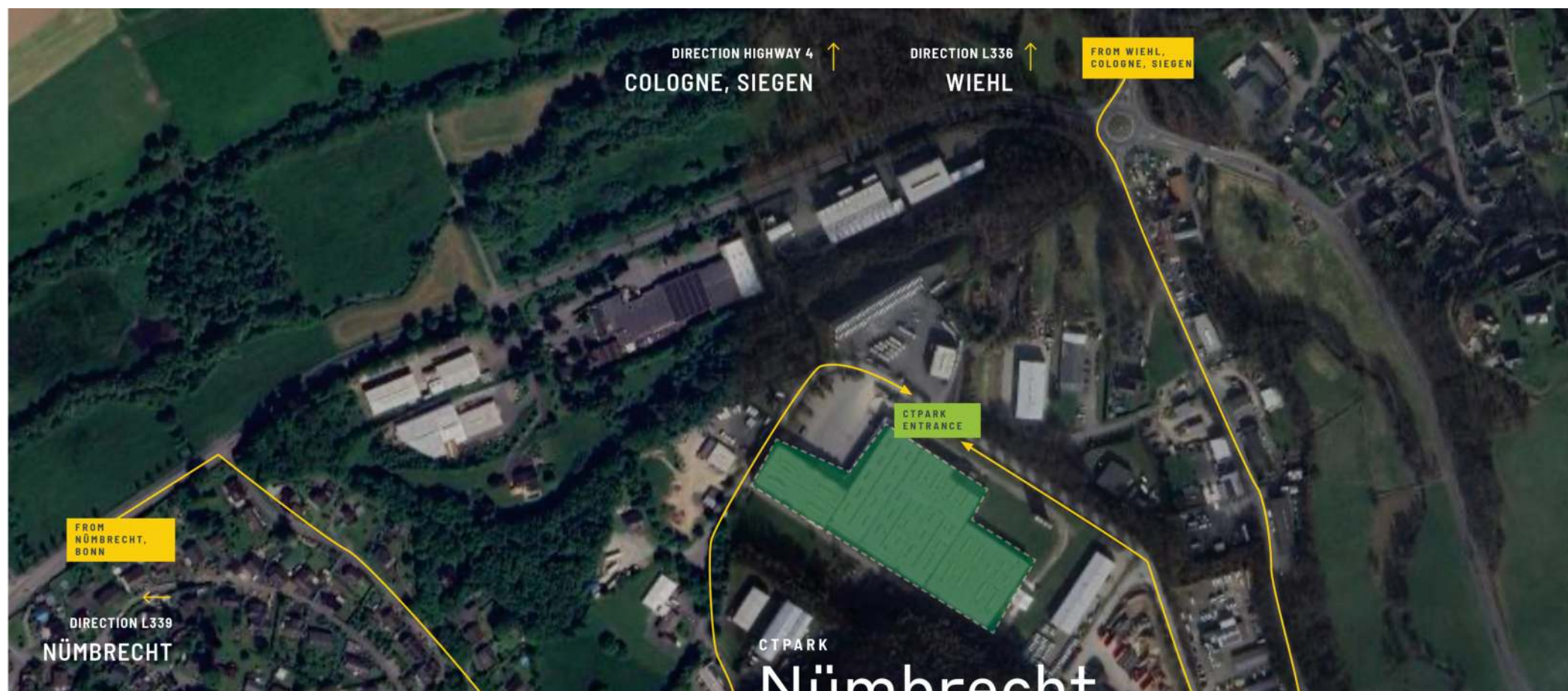


## Well-Connected Commercial Property with Excellent Transport Links

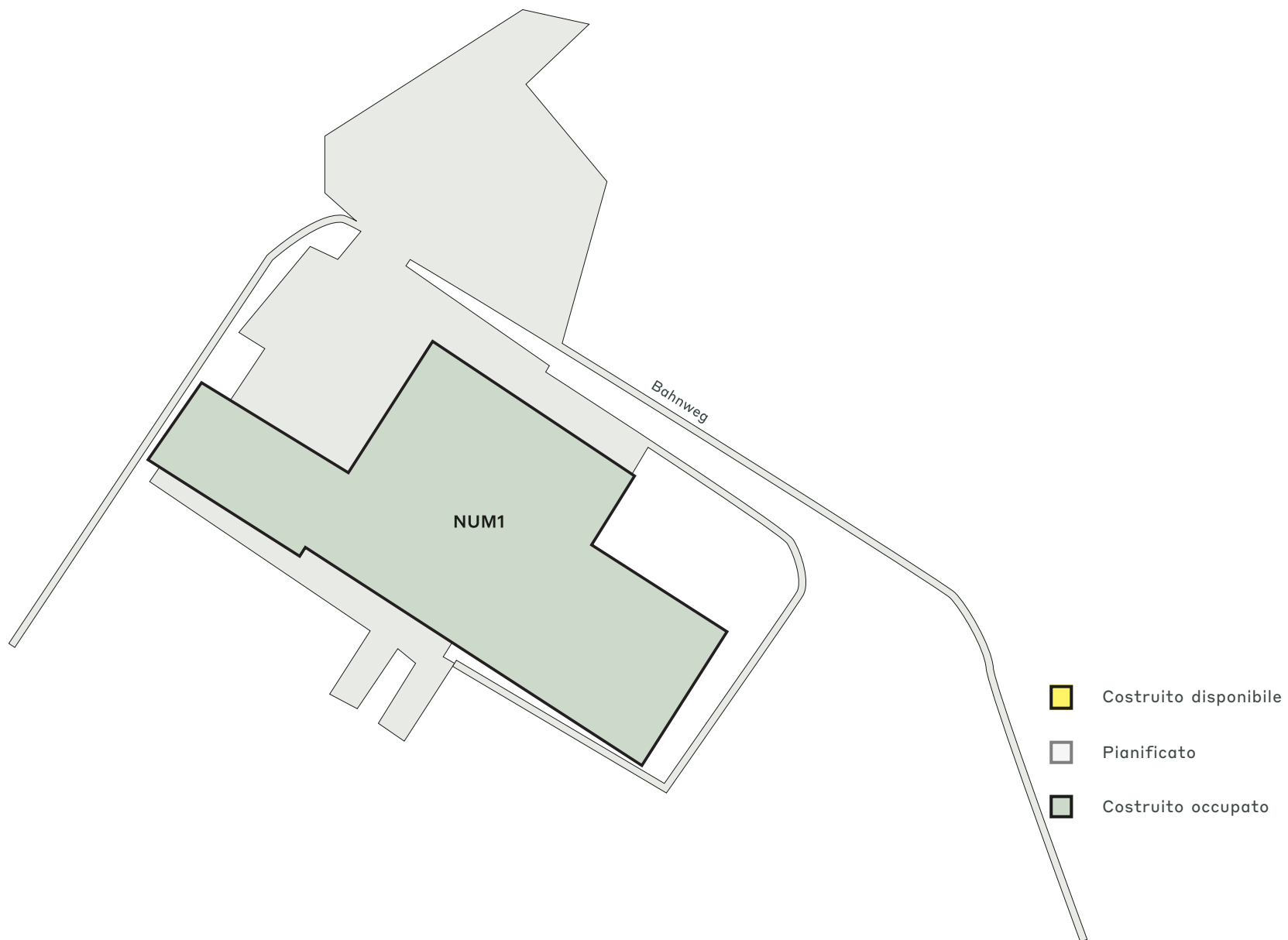
The property is located in a quiet industrial area in Nümbrecht-Gaderoth, which is known for its excellent accessibility. The federal road B478 is in close proximity, providing a quick connection to the A4 and A45 highways. These roads offer direct access to the major metropolitan areas of Cologne, Bonn, and Siegen. The nearest bus stop, "Bierenbachtal Gaderoth," is about an 18-minute walk away and provides connections to nearby towns. The Dieringhausen train station, offering good regional connections, is approximately a 20-minute drive away. Larger train stations like Siegburg/Bonn or Gummersbach can be reached within 30 to 45 minutes by car, providing access to overregional destinations.

### CARATTERISTICHE DEL PARCO

- ▶ Good transport connections
- ▶ economically strong location
- ▶ proximity to metropolitan areas
- ▶ attractive quality of life



## Versatile Industrial Property with Flexible Layout and Solid Construction



DATI CHIAVE DEL PARCO

# CTPark Nümbrecht

DISPONIBILI ORA

0 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

15.091 m<sup>2</sup>

SUPERFICIE TOTALE

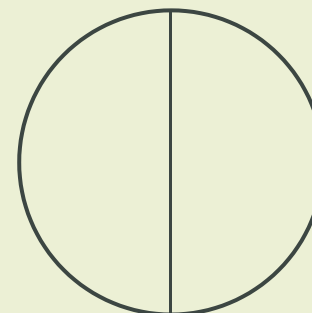
3,72 ha



INDUSTRIE NEL PARCO

50% 3PL

50% 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