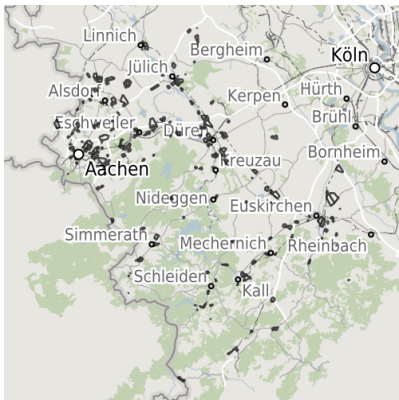


## Factsheet parcel

|                 |                                         |
|-----------------|-----------------------------------------|
| Designation     | Gewerbegebiet "Im Großen Tal" (No. 174) |
| Area size       | 26,700 m²                               |
| City / district | Düren, Kreis Düren                      |

## Map view



Regional overview



Municipal overview



Detail view

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## Availabilities

|                            |                                              |                                               |                                             |
|----------------------------|----------------------------------------------|-----------------------------------------------|---------------------------------------------|
| Immediately available area | Available area within short term (< 2 years) | Available area within medium term (2-5 years) | Available area within Long term (> 5 years) |
| Not available area         |                                              |                                               |                                             |

## Other areas

|                   |              |                                |             |
|-------------------|--------------|--------------------------------|-------------|
| Private ownership | Water area   | Rail area                      | Street area |
| Green area        | Living space | disposal/supply infrastructure | Other Area  |

## Parcel

|                  |                                              |
|------------------|----------------------------------------------|
| Area size        | 26,700 m <sup>2</sup>                        |
| Price            | On Demand                                    |
| Availability     | Available area within short term (< 2 years) |
| Area designation | Commercial zone                              |
| Divisible        | No                                           |
| 24h operation    | No                                           |

## Commercial zone

"Im großen Tal" - Your first class location

Situated favorably next to the A 4 freeway (Cologne-Aachen) the commercial zone "Im großen Tal" has already convinced more than 100 companies of its advantages as a business location. Even so, it still offers sufficient freely available spaces (mostly privately owned) which can be parceled according to your wishes.

|                           |                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------|
| Location                  | Outskirts                                                                                 |
| Main companies            | European Logistic Center arvato Bertelsmann AG, Fa. Sons, Peterhoff, Gummiwerke Becker AG |
| Industrial tax multiplier | 450.00 %                                                                                  |
| Price range               | from 35.00 €/m <sup>2</sup> to 55.00 €/m <sup>2</sup>                                     |
| Regional important?       | Yes                                                                                       |



Baukompetenzzentrum



Sondergebiet Einzelhandel



Gewerbegebiet im Großen Tal



Avarto - Bertelsmann

## Transport connections

|                  |                           | Distance |       |
|------------------|---------------------------|----------|-------|
|                  |                           | [km]     | [min] |
| Freeway          | A4                        | 1.6      | 3     |
|                  | B56                       | 0.8      | 2     |
| Airport          | Köln-Bonn                 | 56.2     | 33    |
|                  | Maastrich-Aachen          | 64.7     | 39    |
| Port             | Binnenhavenweg Stein (NL) | 60.4     | 37    |
|                  | Liège (B)                 | 75.8     | 47    |
| Railway          | Aachen-Hbf                | 34.0     | 29    |
|                  | Köln-Hbf                  | 56.1     | 44    |
| Public transport | Bushaltestelle            | 1.0      | 2     |

## Information about Düren

Located in the middle of NRW's two High-Tech regions Cologne and Aachen, technology-oriented companies benefit from the tight network of research establishments in Düren.

A traditional business location providing first class transportation infrastructure combined with a successful portfolio of innovative and international well-known industries.

National companies, entrepreneurs and foreign investors appreciate Düren's industrial real estate offering well connected heterogeneous industry structures.

The surroundings of Düren dispose of many natural resources.



Wirtschftsstandort



Industriestandort



Lebensqualität



Veranstaltungen



Stadt Düren

WIR VERNETZEN

## Links

[www.windn.de](http://www.windn.de)

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