

Park Alsdorf offers approx 7,512 sq m of industrial space suitable for logistic and production activities. Park is outstanding by its excellent strategic location in Western Germany, as it provides the best connections to all key transport arteries in Europe, including important ports.

AACHEN →
20 km, 26 min
COLOGNE
70 km, 60 min
ROTTERDAM
230 km, 150 min



LOCATION IS KEY

● DEVELOPMENT SPACE

Park Alsdorf offers approx 7,512 sq m of industrial space suitable for logistic and production activities.

● LOCATION

It benefits from the great strategic location and high level of infrastructure in the close proximity. Benelux countries are reachable within 3 hours' drive, Netherlands and French borders are reachable within 30 minutes.

● ACCESS

Alsdorf has a direct connection to Bundesautobahn 4 and Bundesautobahn 44; both are German freeways.

● PUBLIC TRANSPORT

Alsdorf provides a very good bus system. Every part of Alsdorf or Aachen is served by the buses of ASEAG, the local bus company.



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BUILDING INFORMATION

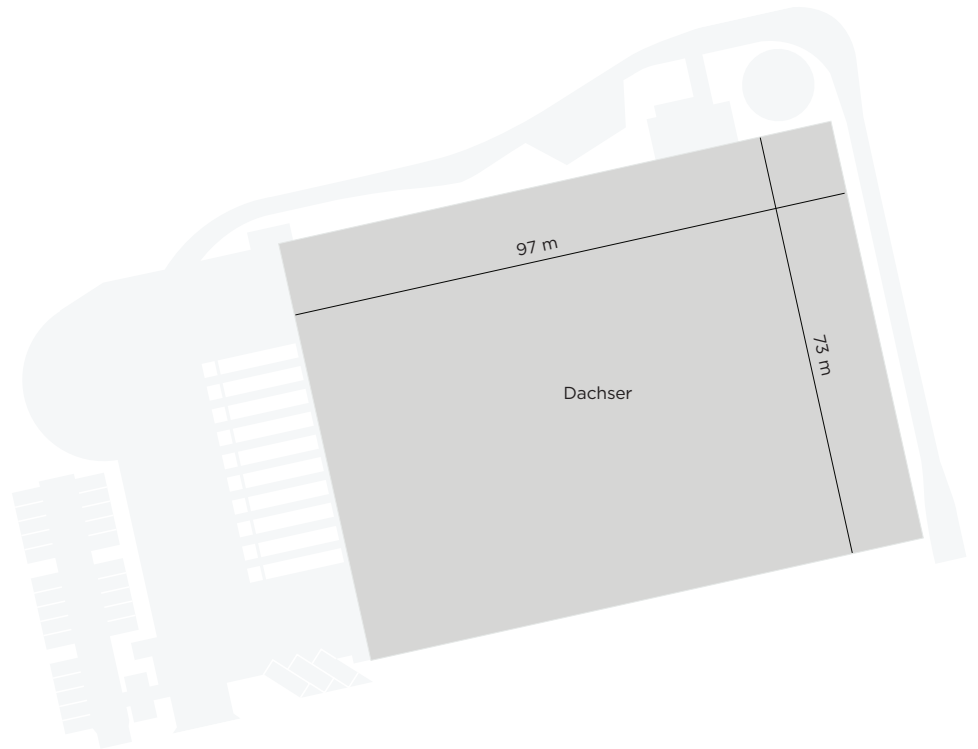
Building 1 7,512 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 12,2 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Built to suit solution



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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