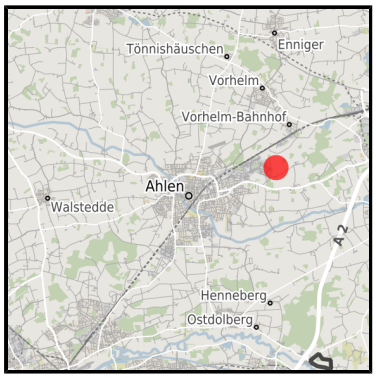
EXPOSÉ

Erweiterung Natur- und Gewerbepark Olfetal

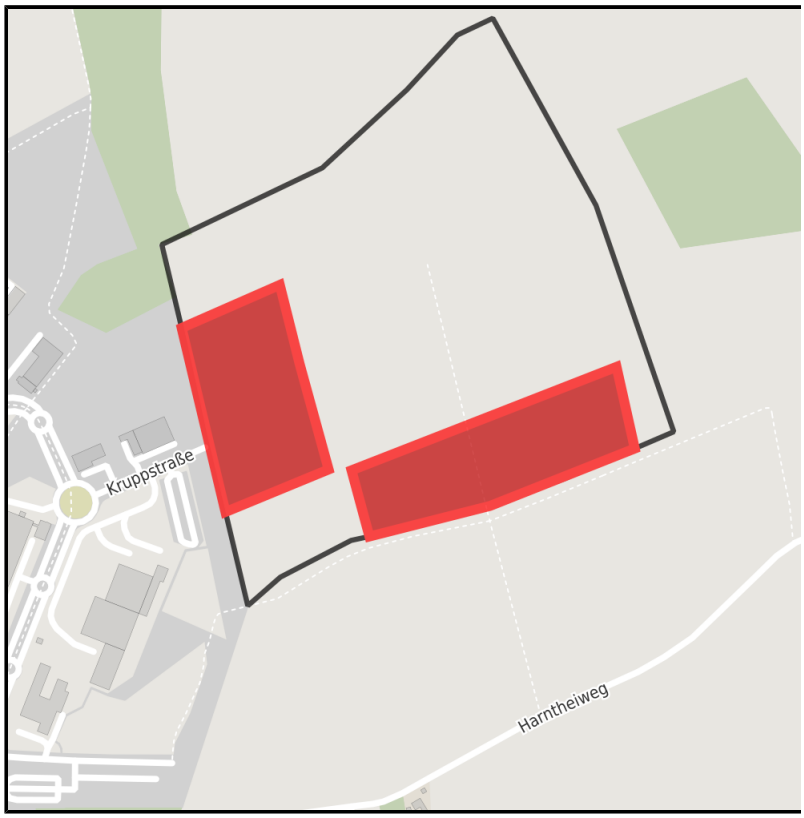
Ort: Ahlen

www.germansite.de

Regional overview



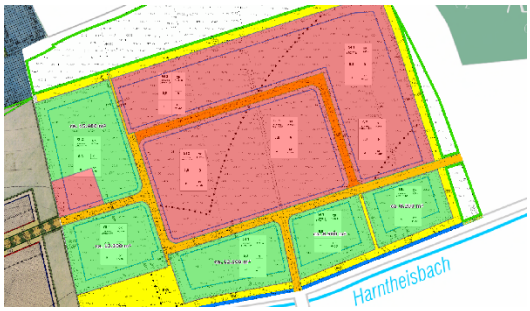
Municipal overview



Detail view

Parcel

Area size	56,900 m²
Price	79.00 €/m²
Availability	Immediately available area
Area designation	Commercial zone , Industrial area
Divisible	Yes
24h operation	Yes



Olfetal.PNG

Details on commercial zone

Naturally Ahlen

The area of approx. 24.3 ha, which is currently used entirely for agricultural purposes, is to be prepared for the expansion of the commercial and industrial areas bordering to the west in accordance with planning law. In the business park ""Natur- und Gewerbepark Olfetal"", which was developed in the 1990s, almost all of the municipal plots have been sold, so that now the expansion towards the east is to take place in order to meet the further demand for commercial plots in this area. For this purpose, the city acquired the necessary spaces for this area in 2017. The planned area is to be linked north of the Harntheisbach stream to the existing Olfetal Nature and Business Park via the eastern section of Kruppstrasse. A ring road development planned in the future commercial and industrial park will allow for flexible plot sizes in order to be able to serve companies according to their needs. Straßen NRW will be integrated into the planning to the extent that a corridor is to be kept free to the east of the planning area for the possible route of the B 58n highway, the rough course of which has so far only been shown as an indication in the land use plan. In the case of the later implementation of this bypass, a connection of the commercial and industrial area, which would mean an optimal connection to Beckumer Straße, is taken into consideration. The plan area, which is slightly inclined to the south, will receive a rainwater drainage system, which will drain into the Harntheisbach stream to the south. For the further economic development of the city of Ahlen, this area represents significant potential, for which the necessary planning rights are now being obtained for the settlement of further manufacturing companies.

Industrial tax multiplier	445.00 %
Area type	GE / GI

Links

https://muensterland.blis-online.eu

Logo_Olfetal_Erweiterung_final.jpg

Transport infrastructure

Freeway	A2	8 km
Freeway	A1	23 km
Airport	Dortmund	50 km
Port	Hamm	20 km

Information about Ahlen

Ahlen is the biggest city (51.766 inhabitants) and the economicaly most important town in the district of Warendorf. The city of Ahlen is an important location for the metal manufacturing industry. One of the most famous companies in Ahlen is Franz Kaldewei GmbH & Co. KG, one of the biggest bathtub manufacturers worldwide.

The city of Ahlen is located very close to the most important cities in Westphalia. Dortmund, Münster and Bielefeld are just one hour away.

Gewerbegebiet Vatheuershof-Südost

Ahlen

Natur- und Gewerbepark Olfetal

Historische Zechenkolonie

Ahlener Stadtfest

Ahlener Advent

Segwaytour

Historischer Ahlener Wasserturm

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