

## EXPOSÉ

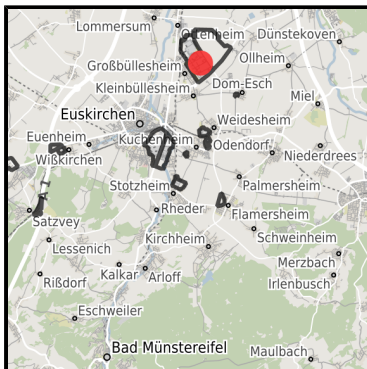
### IPAS Industrie- und Gewerbepark Am Silberberg

Ort: Euskirchen

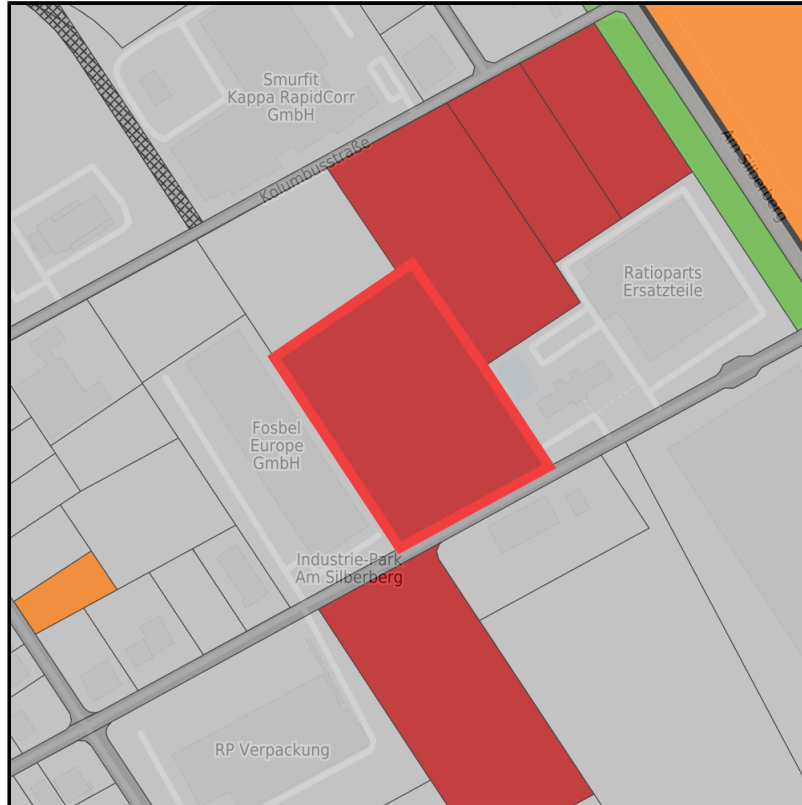
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

### Parcel

|                  |                            |
|------------------|----------------------------|
| Area size        | 26,202 m <sup>2</sup>      |
| Availability     | Immediately available area |
| Area designation | Industrial area            |
| Divisible        | Yes                        |
| 24h operation    | Yes                        |

### Details on commercial zone

IPAS - the commercial location with advantages for you

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### IPAS Industrie- und Gewerbepark Am Silberberg

Ort: Euskirchen

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

The Industrial park am Silberberg (IPAS) near by Euskirchen extends over an area of about nearly 2,000 000 sq.m. There are two main highways that are connected by feeder roads to the park (A1 / A61) and also a direct industrial rail connection to plants on the field. We have inexpensive land for trade and industry; individual plots are possible. The area is fully developed and ready for immediate constructions. The price per sq.m. industrial area will be offered with no additional charges for connection to water and drainage services.

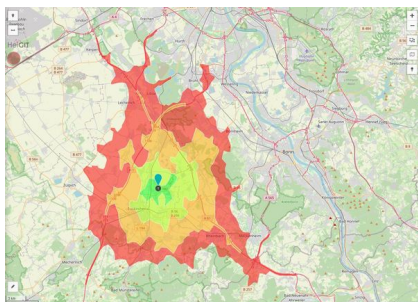
Main companies Procter & Gamble, Kappa RapidCorr, RP-Verpackungen, Ratioparts, Eifeler Maschinenbau, DHL

Industrial tax multiplier 475.00 %

Area type GE / GI

## Links

<https://www.gistra.de>



Erreichbarkeit in 20 Minuten: 210.000 Einwohner



IPAS (Industrie- und Gewerbepark "Am Silberberg")



IPAS - Bebauungsplan Nr. 10 (1. Änderung)



IPAS - Übersicht mit Straßennamen

## EXPOSÉ

### IPAS Industrie- und Gewerbepark Am Silberberg

Ort: Euskirchen

### Transport infrastructure

|         |                  |         |
|---------|------------------|---------|
| Freeway | A61              | 5.5 km  |
| Freeway | A1               | 7 km    |
| Airport | Köln-Bonn        | 43.2 km |
| Airport | Düsseldorf       | 96.8 km |
| Port    | Am Godorfer Köln | 37.3 km |
| Port    | Niehl Köln       | 46.2 km |

**IPAS Industrie- und Gewerbepark Am Silberberg****Ort: Euskirchen**[www.germansite.de](http://www.germansite.de)**Information about Euskirchen**

The town of Euskirchen is a thriving market town located 15 miles south of Cologne with more than 58,000 inhabitants.

The `Old Town` is the main shopping area. It is centred around Market Square which is bordered by traditional buildings, cafés and restaurants. In addition to its pleasant town centre, Euskirchen is surrounded by beautiful countryside, notably the forest around the Steinbach lake. There are also many important historic houses such as Kleeburg Castle, Veynau Castle or St Martin´s Church all within a short drive from the town centre.



Neustraße, Euskirchen



Steinbachtalsperre, Euskirchen



Alter Markt, Euskirchen

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**IPAS Industrie- und Gewerbepark Am Silberberg**

**Ort: Euskirchen**

**GERMAN.SITE**  
SITES AND REAL ESTATE

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

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