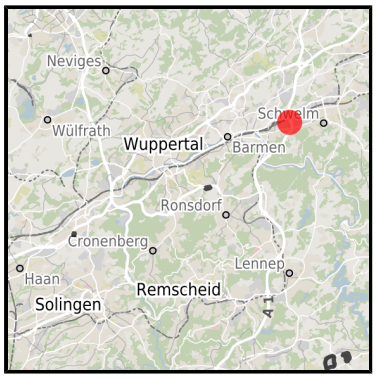
# EXPOSÉ

**Clausewitzstraße**

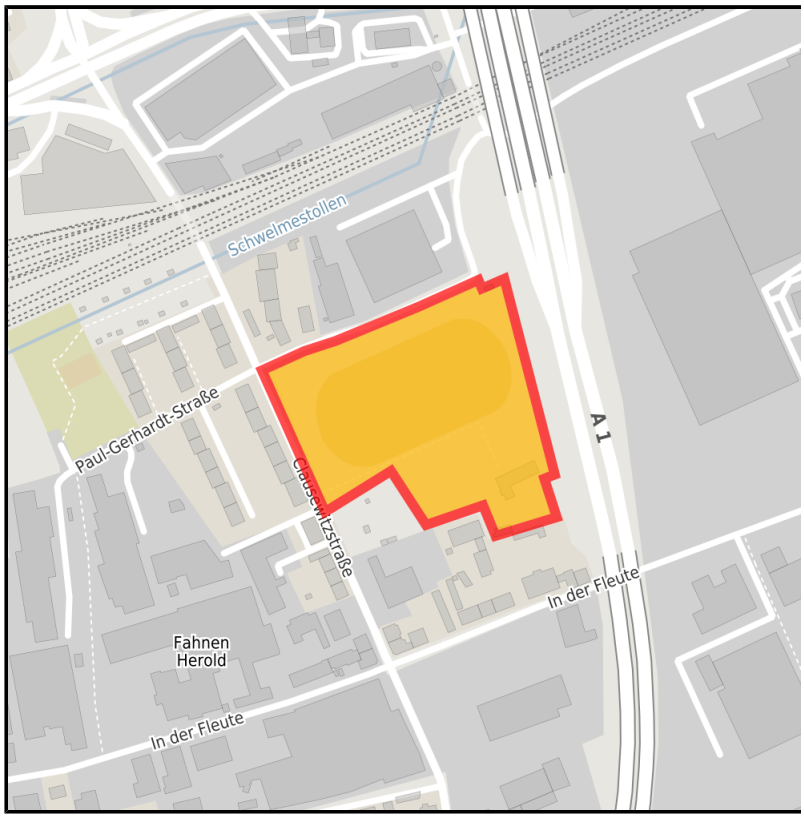
**Ort: Wuppertal**

www.germansite.de

Regional overview




Municipal overview




Detail view

## Parcel

| | |
|---|---|
| Area size | 33,000 m² |
| Price | 105.00 €/m² |
| Availability | Available area within medium term (2-5 years) |
| Divisible | No |
| 24h operation | No |
| Description | The city of Wuppertal is planning the future commercial area Clausewitzstraße directly on the A1. |
| Specifics | The city of Wuppertal is planning the future commercial area Clausewitzstraße directly on the A1. The area will be marketed on a small scale. The inner development will be built by the city of Wuppertal itself. There will be an entrance and exit situation on the north side that will allow vehicle movements at critical shift times. The buyers will also acquire a share of the access road with their building plot. The connection to the A1 and the container terminal is excellent. Due to the previous use as a sports field, the topography is easy to calculate as part of the site development. Located in the east of Wuppertal. Commercial and industrial use in the immediate vicinity to the north of the site. Residential areas to the southwest must be taken into account. GI values are possible in the north-eastern area of the site. In addition to the job density of the company to be located on this GE site, great importance is also attached to the innovative strength, the sustainable addition to the existing value chains and thus to the strengthening of the regional economic structure. |

## Links

Wirtschaftsförderung Wuppertal

Clausewitzstr Flurkarte mit Kontur.jpg

Clausewitzstr Orthofoto mit Kontur.jpg

## Details on commercial zone

New industrial estate directly on the A1

The city of Wuppertal is planning the future commercial area Clausewitzstraße directly on the A1. The area will be marketed on a small scale. The inner development will be built by the city of Wuppertal itself. There will be an entrance and exit situation on the north side that will allow vehicle movements at critical shift times. The buyers will also acquire a share of the access road with their building plot. The connection to the A1 and the container terminal is excellent. Due to the previous use as a sports field, the topography is easy to calculate as part of the site development.

| | |
|---|---|
| Area type | GE / GI<br><br>Located in the east of Wuppertal. Commercial and industrial use in the immediate vicinity to the north of the site. Residential areas to the southwest must be taken into account. GI values are possible in the north-eastern area of the site. |
| Specifics | In addition to the job density of the company to be located on this GE site, great importance is also attached to the innovative strength, the sustainable addition to the existing value chains and thus to the strengthening of the regional economic structure. |

## Links

Wirtschaftsförderung Wuppertal

## Transport infrastructure

| | | |
|---|---|---|
| Freeway | A1 | 0.5 km |
| Rail freight | Container-Terminal | 1 km |

## Contact person

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