

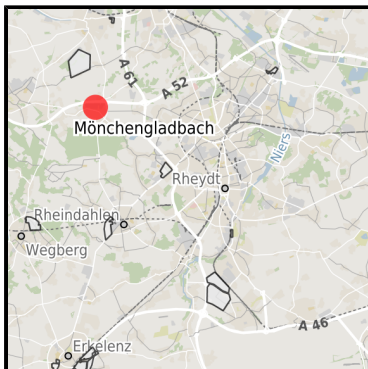
## EXPOSÉ

### Mischgebiet Hardt

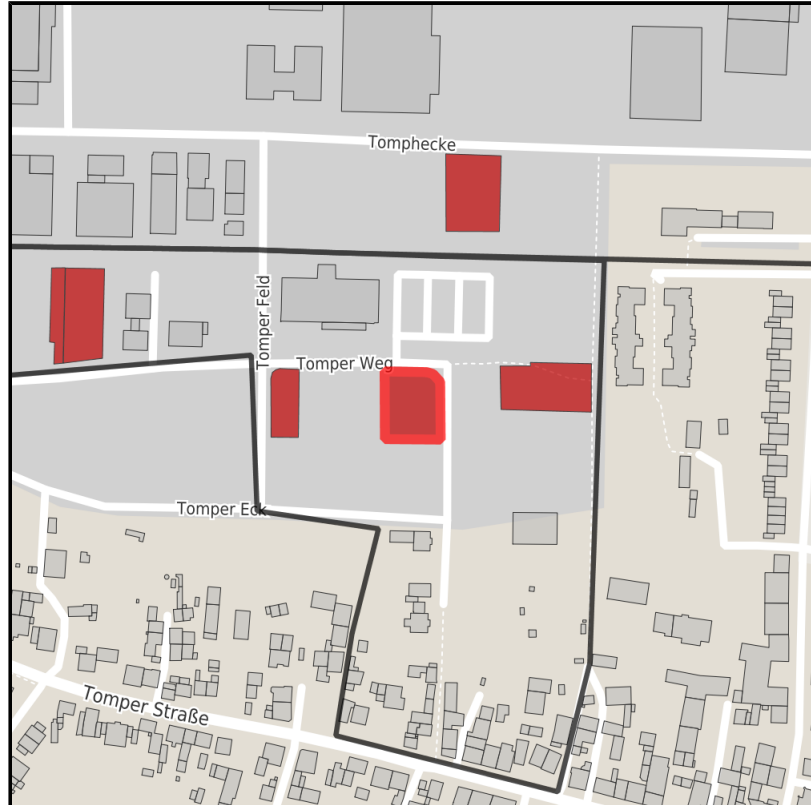
Ort: Mönchengladbach



Regional overview



Municipal overview



Detail view

### Parcel

|               |                            |
|---------------|----------------------------|
| Area size     | 1,200 m <sup>2</sup>       |
| Availability  | Immediately available area |
| Divisible     | No                         |
| 24h operation | No                         |

### Details on commercial zone

The Hardt mixed use zone is situated in the north-west of Mönchengladbach and has a direct link to the A52 freeway. The available lots provide investors with a unique opportunity to realize a variety of typical mixed zone forms of use, e.g. business and office buildings as well as other typical mixed zone commercial zones with residential use possibilities. The currently available lots have a total area of approx. 13,000 m<sup>2</sup>.

Area type

MI

## EXPOSÉ

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### Transport infrastructure

|              |                              |        |
|--------------|------------------------------|--------|
| Freeway      | A52                          | 0.2 km |
| Freeway      | A61                          | 3 km   |
| Airport      | Düsseldorf-Mönchengladbach   | 7 km   |
| Airport      | Düsseldorf International     | 36 km  |
| Rail freight | Hauptbahnhof Mönchengladbach | 9 km   |

### Contact person

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