

## EXPOSÉ

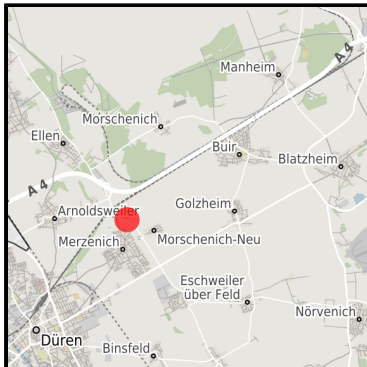
### Gewerbegebiet Auf der Heide

Ort: Merzenich

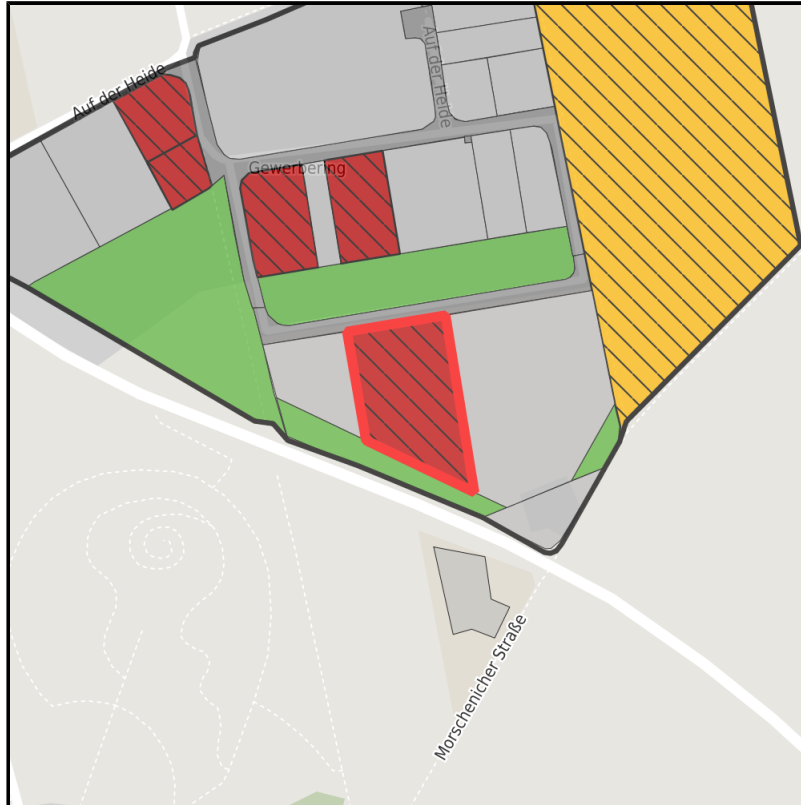
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

### Parcel

Area size	6,387 m <sup>2</sup>
Price	38.50 €/m <sup>2</sup>
Availability	Immediately available area
Area designation	Commercial zone
Divisible	No
24h operation	No

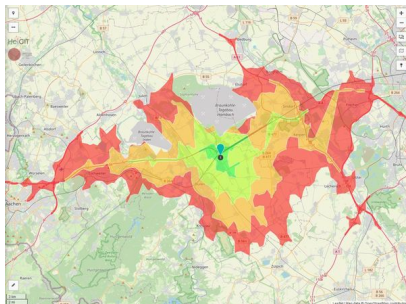
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**Details on commercial zone**

The 15 ha commercial zone is located less than 100 meters north of the edge of the Merzenich community, directly at the S-Bahn station. The cities of Düren and Cologne are within easy reach. Adjacent to the site is the Steinweg local recreation area, so that leisure and recreational opportunities are available in the immediate vicinity.

Industrial tax multiplier	400.00 %
Area type	GE

**Links**<https://www.gistra.de>

Erreichbarkeit in 20 Minuten: 417.000  
Einwohner

**Transport infrastructure**

Freeway	A4	6 km
Airport	Köln-Bonn	55 km
Airport	Maastricht-Aachen	70 km
Port	Köln	50 km
Rail freight	Düren	6 km

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**Ort: Merzenich**

**GERMAN.SITE**  
SITES AND REAL ESTATE

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

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