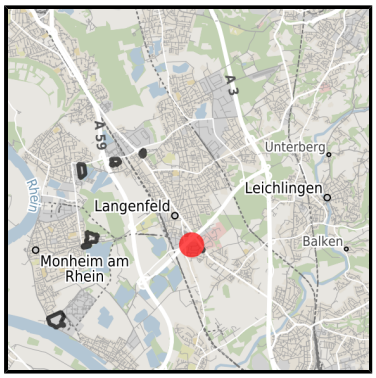
EXPOSÉ

Gewerbegebiet Reusrath Nord-West

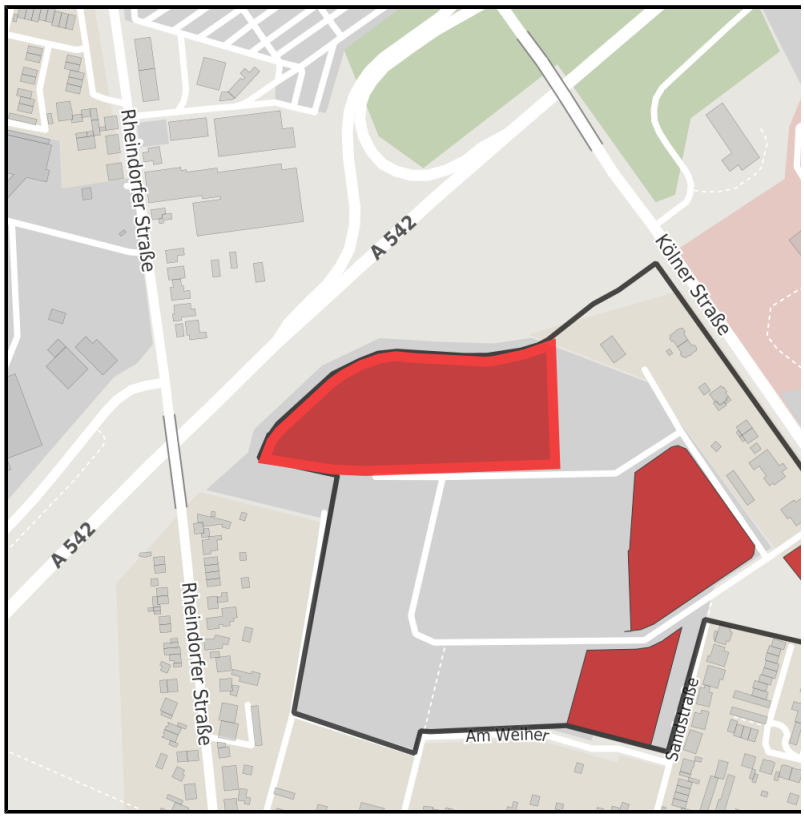
Ort: Langenfeld (Rhld.)

www.germansite.de

Regional overview



Municipal overview



Detail view

Parcel

Area size	17,774 m²
Availability	Immediately available area
Divisible	No
24h operation	No

Details on commercial zone

The Reusrath Nord-West industrial park is located directly on the L 219 road, and after only 250 meters you will reach the access road to the A 542, which connects the A 3 and A 59 freeways. The nearby public transport connection offers excellent connections to the Langenfeld S-Bahn station. Total planning area: approx. 17 ha, net commercial area: approx. 8 ha, flexible division of plots up to 26,000 m².

Main industry sector	No retail allowed
Industrial tax multiplier	299.00 %
Area type	GE / MI
Specifics	- High-speed fiber optic network for data highway - Ring-shaped development of the industrial park - 2 bus stops on the L 219 road within walking distance Possible uses: commercial and mixed-use area ""GE and MI"", deviating construction method, site occupancy index 0.8 The development of the site has been completed, so that immediate development is possible. Taking planning law requirements and municipal development goals into account, areas can be developed according to the stipulations of the development plan, if available.

Transport infrastructure

Freeway	A 542	0.3 km
Airport	Düsseldorf / Köln-Bonn	30 km

Information about Langenfeld (Rhld.)

The city of Langenfeld with approx. 60,000 inhabitants lies directly between the Rhine metropolises Cologne and Düsseldorf. Situated in the south of the district of Mettmann, it borders directly on the cities of Solingen, Leverkusen and Düsseldorf as well as the Rheinisch-Bergisch district.

The transport connections are very good with 6 freeway connections (A 3, A 59 and A 542), 1 highway (B 229 Solingen), as well as 2 stops of the suburban train line Cologne-Düsseldorf-Essen (S 6) and Langenfeld-Wuppertal (S 68). The airports of Düsseldorf and Cologne/Bonn can be reached quickly via the freeway network in about 30 minutes.

Langenfeld is characterized by its broad medium-sized economic structure and a distinctive mix of industries. For some years now, Langenfeld has been a sought-after location for companies from all sectors, and increasingly also for companies from the service, IT, technology, pharmaceutical, medical and biotechnology sectors.

Especially with regard to new settlements, Langenfeld's clear development from a long-standing industrial and manufacturing location to a sought-after service, technology and information location is visible. With 28,963 employees subject to social insurance contributions (as of June 30, 2019), Langenfeld has just reached a new high. The unemployment rate in Langenfeld is unchanged: 4.1 % (Dec. 2019). Langenfeld achieved freedom from debt on October 3, 2008 and will be debt-free in 2020 as well.

Trade tax is currently 310% and real estate tax B is 310%. In 2021, it is intended to reduce both rates of taxation to 299%.

Further information on the Langenfeld location can be found on the Internet at www.in-zukunft-langenfeld.de or www.langenfeld.de.

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