

Gewerbe- und Industriegebiet Am Grachtweg (Teil Eschweiler) (A4-Initiative)

Ort: Eschweiler

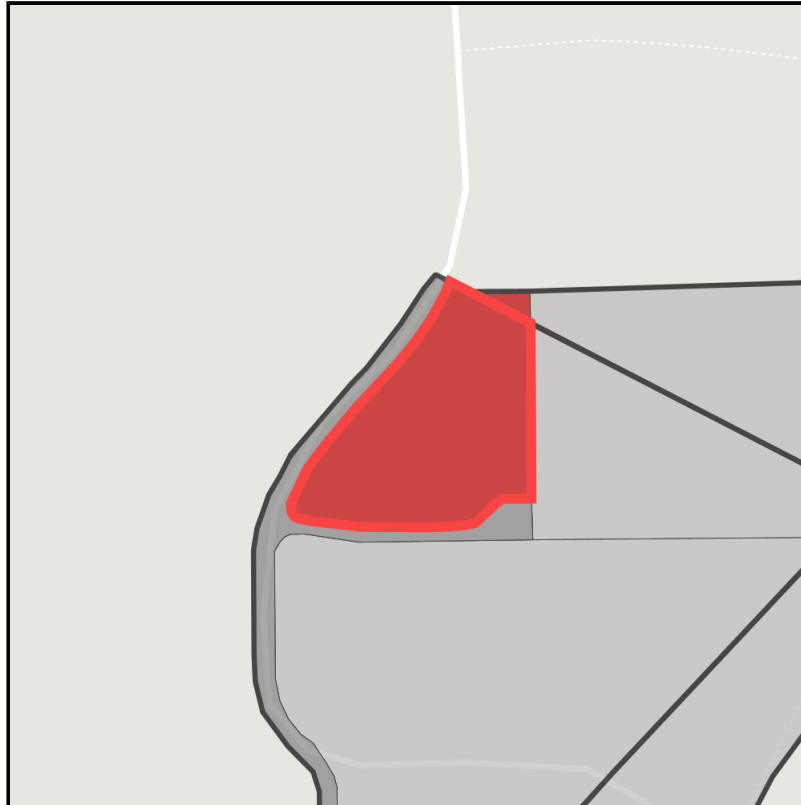
www.germansite.de



Regional overview



Municipal overview



Detail view

**Parcel**

Area size	21,785 m <sup>2</sup>
Availability	Immediately available area
Area designation	Industrial area
Divisible	No
24h operation	No

## EXPOSÉ

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## Details on commercial zone

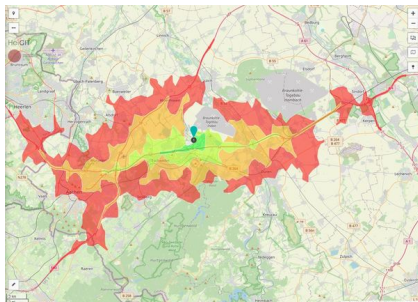
Your energy site near the highway A4!

The approx. 31 ha planned area is located in the immediate vicinity of the 2300 MW Weisweiler power plant. The area of the intermunicipal zone borders in the south-west onto the power plant's tracks which are connected to the public rail network and can be used in consultation with the owners. Due to the area's designation as an industrial zone, building heights up to a maximum of 47 m are possible.

Industrial tax multiplier	430.00 %
Area type	GI

## Links

<https://www.gistra.de>



Erreichbarkeit in 20 Minuten: 493.000 Einwohner



Industriegebiet Am Grachtweg

## Transport infrastructure

Freeway	A4	2 km
Airport	Maastricht-Aachen	50 km
Airport	Köln-Bonn	70 km
Port	Born (NL)	50 km
Port	Köln	60 km
Rail freight	Kraftwerk Weisweiler	2 km

## Information about Eschweiler

Eschweiler lies to the north of the Eifel and is embedded in delightful and densely wooded surroundings.

This excellent location provides short distances to the economic areas the Netherlands and Belgium as well as closeness to first class research centres as the RWTH Aachen University, Aachen University of Applied Sciences and Jülich.

Establishing business premises in Eschweiler you will benefit from a peaceful industry location offering an individual flair of sights surrounded by peaceful green spaces reminding of the history and local stories.



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In cooperation with:



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