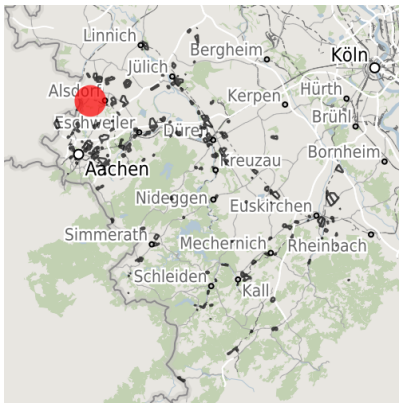


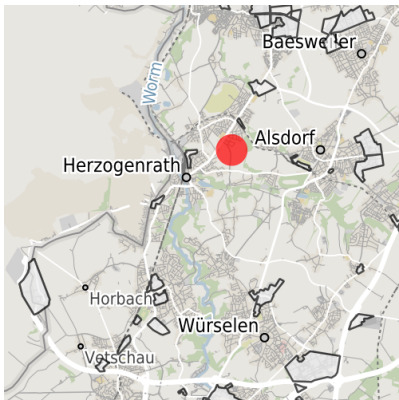
## Factsheet parcel

Designation	Handels- und Gewerbepark Nordstern (No. 038)
Area size	4,875 m <sup>2</sup>
City / district	Herzogenrath, StädteRegion Aachen

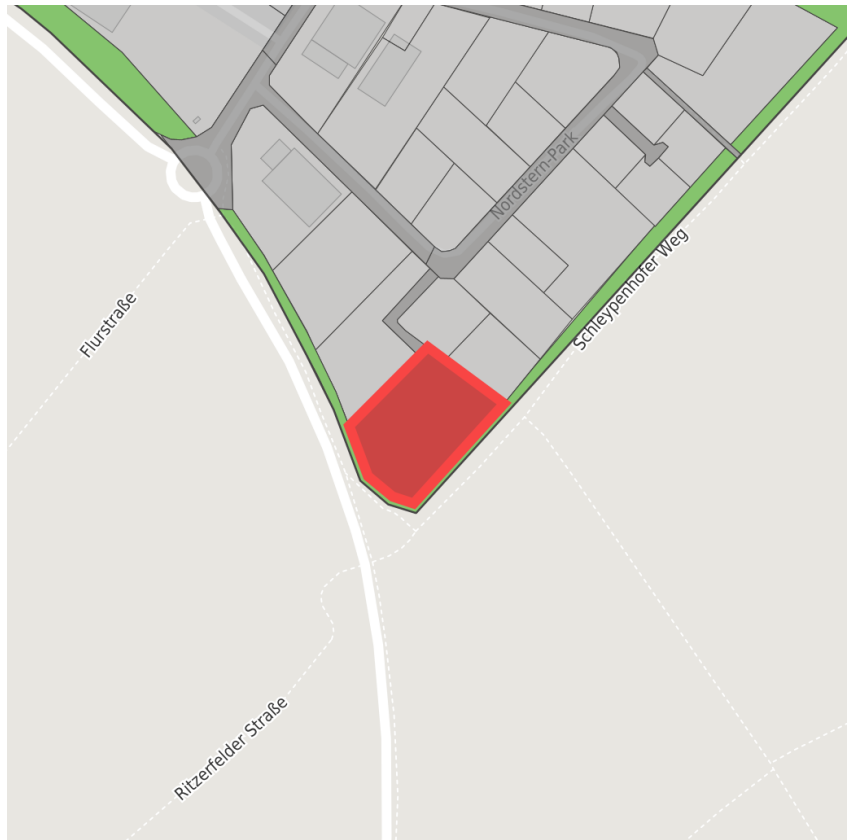
## Map view



Regional overview



Municipal overview



Detail view

© [OpenStreetMap](#) contributors.

### Availabilities

- |                            |  |   |   |
|----------------------------|--|---|---|
| Immediately available area | Available area within short term (< 2 years) | Available area within medium term (2-5 years) | Available area within Long term (> 5 years) |
| Not available area         |  |   |   |

### Other areas

- |                   |              |                                |             |
|-------------------|--------------|--------------------------------|-------------|
| Private ownership | Water area   | Rail area                      | Street area |
| Green area        | Living space | disposal/supply infrastructure | Other Area  |

## Parcel

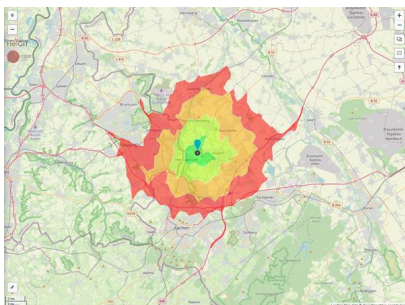
Area size	4,875 m <sup>2</sup>
Price	25.00 €/m <sup>2</sup>
Availability	Immediately available area
Area designation	Commercial zone
Divisible	No
24h operation	No

## Commercial zone

Handels- und Gewerbepark Nordstern

The Handels- und Gewerbepark Nordstern is a young and very popular business park. Based on an attractive price level and the easily accessible location between Herzogenrath and Merkstein a couple of strong frequency companies have located.

Location	Outskirts
Industrial tax multiplier	485.00 %
Price range	from 25.00 €/m <sup>2</sup> to 35.00 €/m <sup>2</sup>
Regional important?	No



Erreichbarkeit in 20 Minuten: 381.000  
 Einwohner

## Transport connections

		Distance	
		[km]	[min]
Freeway	A 4	9.5	8
	A 44	11.7	15
Highway	B221	3.5	7
	Maastrich-Aachen	36.8	30
Airport	Liège (B)	81.4	53
	Binnenhavenweg Stein (NL)	36.1	31
Port	Holtums-Noordsweg Born (NL)	45.1	35
	AC-Hbf	17.4	25
Railway	Köln-Hbf	84.9	57
	Bushaltestelle	0.8	2

## Information about Herzogenrath

Herzogenrath is in immediate vicinity to Aachen, the Netherlands and Belgium. In the Technologie Area of Aachen, Herzogenrath is in a leading position. The Technologiepark Herzogenrath is one of the largest in Europe. In the neighborhood many companies were established with their R & D Centers. With Aachen's Technical University (RWTH), University of Applied Sciences (FH), and the Jülich Research Center (FZ), Herzogenrath is surrounded by unique technological and scientific potential. The new RWTH Campus Area is only ten minutes away.



## **Links**

[Stadt Herzogenrath](#)

## **Contact person**

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