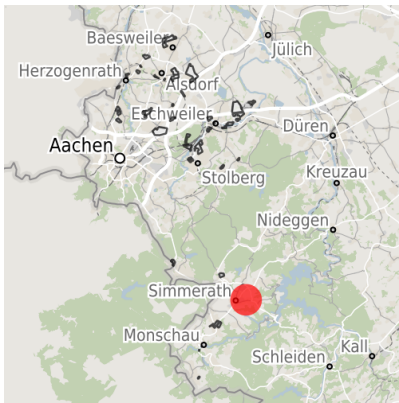


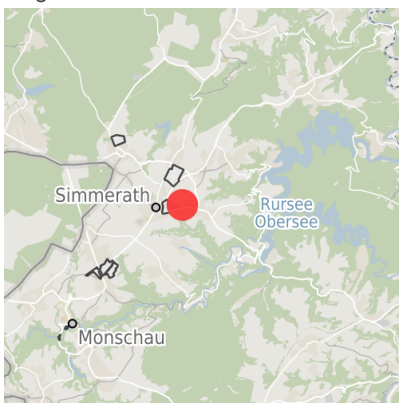
## Factsheet parcel

Designation	Gewerbegebiet Simmerath - Erweiterung (No. 001)
Area size	43,590 m <sup>2</sup>
City / district	Simmerath, StädteRegion Aachen

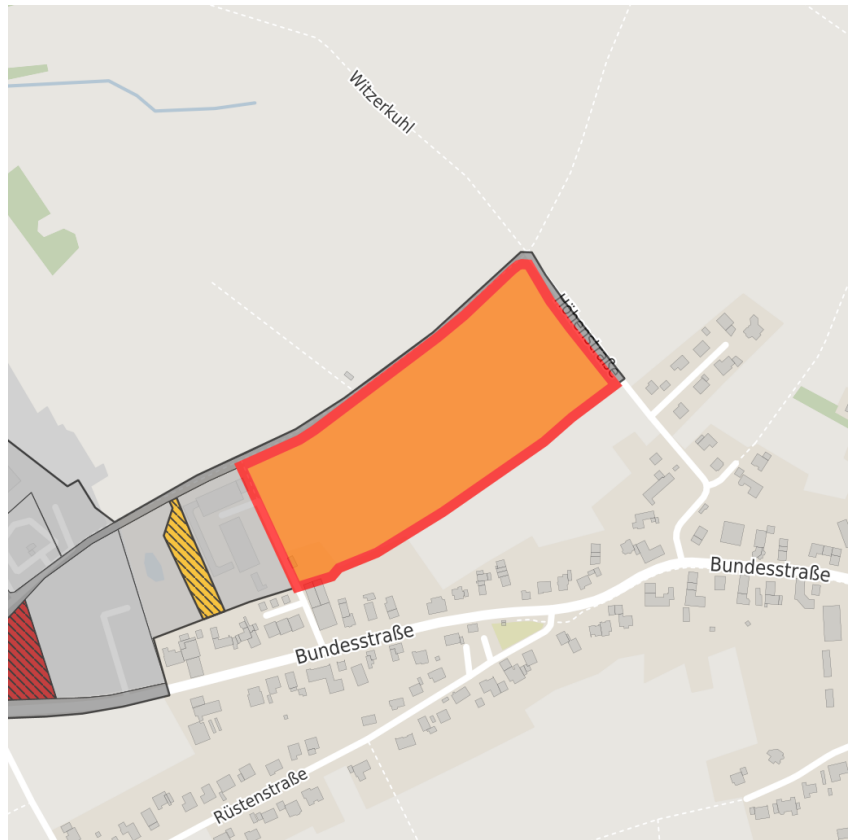
## Map view



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

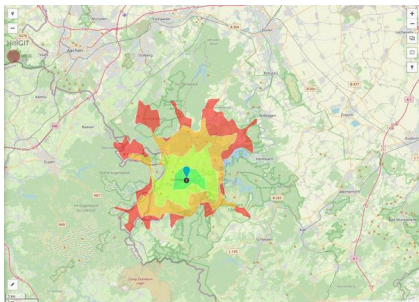
Private ownership	Water area	Rail area	Street area
Green area	Living space	disposal/supply infrastructure	Other Area

## Parcel

Area size	43,590 m <sup>2</sup>
Price	On Demand
Availability	Available area within short term (< 2 years)
Area designation	Commercial zone
Divisible	Yes
24h operation	No

## Commercial zone

Location	Outskirts
Industrial tax multiplier	420.00 %
Regional important?	No



Erreichbarkeit in 20 Minuten: 38.500  
 Einwohner

## Transport connections

		Distance	
		[km]	[min]
Freeway	A44	23.6	27
	L246	0.0	0
Highway	L266	0.7	1
	Maastricht Aachen	75.4	55
Airport	Liège (B)	79.9	57
	Liège (B)	65.7	49
Port	Am Godorfer Köln	67.5	55
	Aachen-Hbf	30.5	34
Railway	Köln-Hbf	80.8	66
	Bushaltestelle	0.7	1
Public transport			

## Information about Simmerath

Simmerath represents an ambitious and modern community with 15,000 inhabitants. Located in the southern part of the Aachen region Simmerath is an interesting investment opportunity with excellent connection to the Netherlands, Belgium, Aachen and Cologne.

Establishing, investing and expanding business in Simmerath is supported by governmental programs in order to strengthen industry structure.

Majestic beech forests, gnarled oak trees and wild rivers: Experience pure nature in the Eifel National Park. Enhance working creativity surrounded by inspiring nature.



## Contact person



Mr. André Koll  
Gemeinde Simmerath  
+ 49 (0) 24 73/607 174  
[akoll@gemeinde.simmerath.de](mailto:akoll@gemeinde.simmerath.de)