



Large Warehouse in Ruhr Metropolitan Region

Price	€ 4'500'000
Country	Germany
City	Essen
Category	Warehouse
Property ID	B-450
Building area, m ²	20000
Land area, m ²	45000

Property Info

- Need of renovation
- Property in operation
- Large parking
- Share deal
- Asset deal

Land Area: 45,000 m²
Warehouse Usable Area: approx. 20,000 m²
Office Usable Area: approx. 841 m²
Number of Ramps: 4
Fire Protection: Renovation/adjustment required
Contaminations: None present
Encumbrances: None registered

Central Location - Ruhr Metropolitan Region
Strategically located in the heart of the Ruhr area:

Warehouse

Germany, Essen

Approx. 30 minutes to Dortmund
Approx. 20 minutes to Essen
Approx. 30 minutes to Duisburg
Approx. 25 minutes to Oberhausen
Approx. 49 minutes to Düsseldorf

Highway Connections: A40, A52, A3
Optimal infrastructure for logistics, industry, and project development.

Usage Possibilities:

Logistics centre/warehouse
Freight forwarding/transport company
Truck/bus parking lot
International vehicle trade
Photovoltaic/solar energy project
Repurposing potential: approx. 1,000 residential units (subject to official approval and change of use)

Flexible and investor-friendly structure - ideal for project developers, logistics companies, or institutional investors.

Economic Key Data:

Appraised Value (2016): €8,500,000
Sale Price: €4,500,000
Sale Price approx. 45% below appraised value
Land Price: €100 per m²

