



TECHNOLOGIE-PARK

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ADDRESS

Mülheimer Straße 26
53840 Troisdorf

USE

Industrial, Storage, Office

PLOT

500,000 sq m

LETTABLE AREA

300,000 sq m

T-Park Troisdorf is a large-scale industrial park in a strategic Rhineland location (Cologne/Bonn) offering excellent accessibility and a robust infrastructure / service platform enhanced through targeted investments.

PROPERTY

- Future-oriented industrial park with excellent transport connections and high-performance infrastructure, providing tenants with efficient production, development, and logistics
- State-of-the-art media and energy infrastructure tailored for industrial use, ensuring reliable electricity, gas, water supply, and on-site wastewater treatment
- Year-round operating permit allowing unrestricted production, 24/7, 365 days a year
- Professional facility management, robust media and energy supply, and comprehensive 24/7 security concept ensure optimal operational reliability and efficiency

LOCATION

- Core Rhineland location in the economically strong Cologne-Bonn corridor
- Excellent motorway access for regional and supra-regional traffic
- Close proximity to Cologne/Bonn Airport, supporting both cargo and business connectivity
- Good rail connections, including long-distance services for employees and logistics
- Catchment area with a large labor pool and a broad corporate landscape





ACQUISITION

2006

SELLER

Pension fund / insurance company

(limited capacity to unlock value potential within the existing property portfolio)

INITIAL SITUATION

Extensive industrial site with a long-standing heritage from the former Dynamit Nobel production

Site of approximately 500,000 m²; mixed-use comprising of industrial, warehouse, and other uses

Existing infrastructure in place, though heterogeneous and partially requiring modernization

Buildings of varying standards

POTENTIALS / OPPORTUNITIES

Central location between Cologne and Bonn with excellent transport connections via motorway, long-distance rail, and airport

Attractive infrastructure for manufacturing companies, including comprehensive utilities, energy supply, and 24/7 security

Unlock value through repositioning into modern logistics, R&D, urban commercial, and service spaces

PROJECT PLANNING / REDEVELOPMENT MEASURES

Targeting tenants across manufacturing, technology, and logistics sectors

Strengthening the innovation network and site branding in cooperation with regional partners

Modernization of technical infrastructure to increase competitiveness

Phased revitalization of outdated existing buildings

RESULT

Strategic positioning and marketing as a versatile industrial park

Realization of the location's full potential

Phased, demand-driven new development

Continuous enhancement of infrastructure