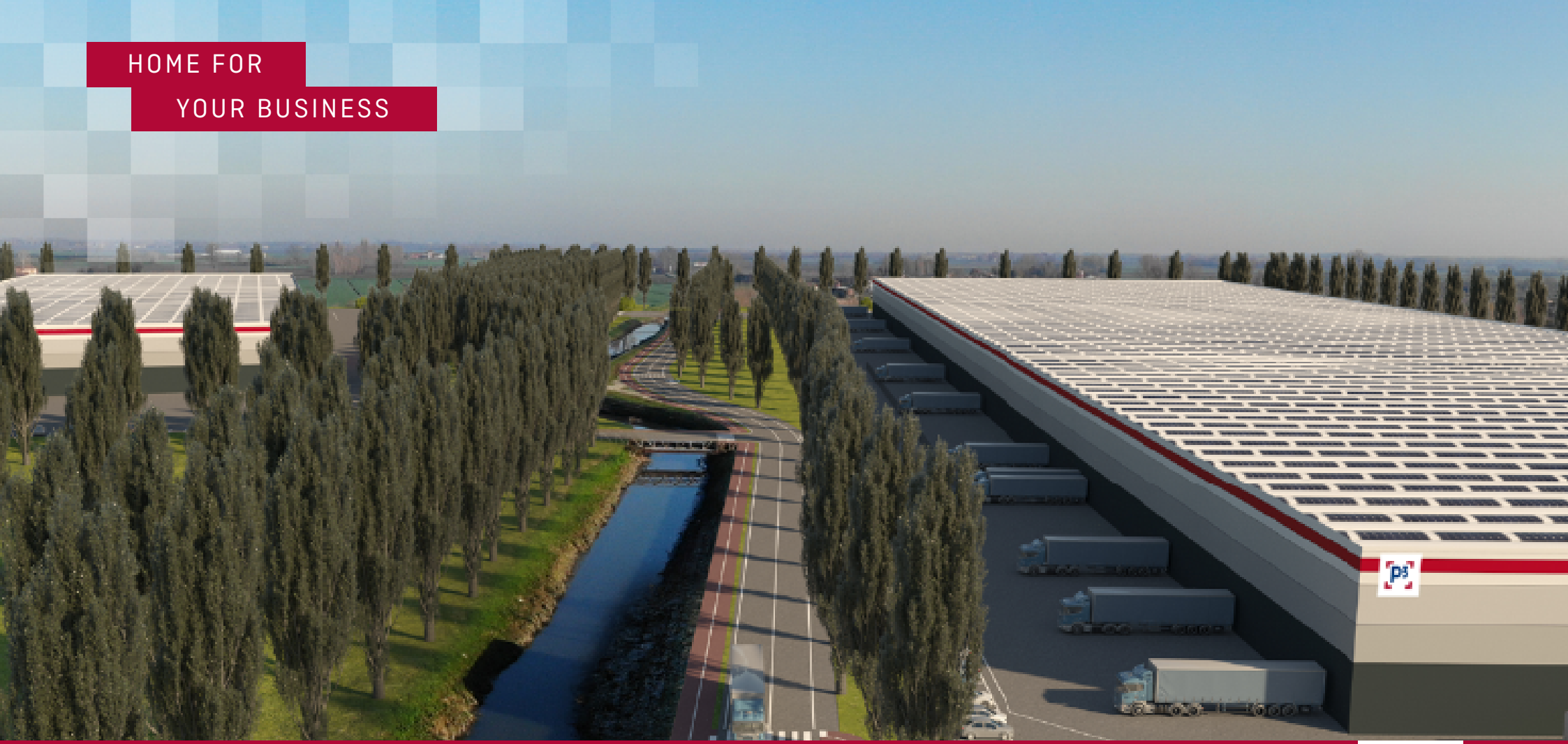
HOME FOR
YOUR BUSINESS



P3 ERKRATH I

ADDRESS
Bessemerstraße 14
40699 Erkrath
Alemania

COMMERCIAL CONTACT

Generated: 19.10.2026
All information in this document is valid on this date.
For current information please contact .

STRATEGIC LOGISTICS LOCATION IN THE DÜSSELDORF METROPOLITAN REGION

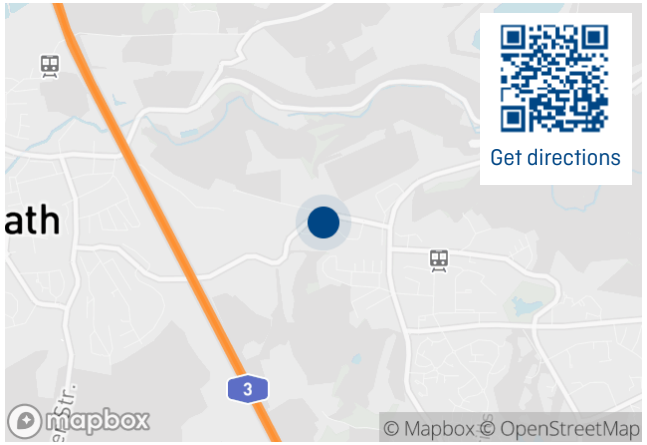
P3 Erkrath is located in Erkrath, east of Düsseldorf in North Rhine-Westphalia, within the established Duisburg/Lower Rhine logistics region. This major logistics corridor stretches along the Rhine and benefits from its proximity to the Amsterdam, Rotterdam and Antwerp (ARA) ports, making the region an important hinterland hub for international freight traffic. Its strategic position within the Düsseldorf metropolitan area provides excellent access to major regional and international markets.

EXCELLENT MOTORWAY & PUBLIC TRANSPORT CONNECTIVITY

The property benefits from convenient access to the A3 motorway, connecting Duisburg and Cologne, and the A46 motorway, linking Düsseldorf and Wuppertal. The wider area also offers access to the A44 motorway, further strengthening regional connectivity. The nearest bus stop, Erkrath Neanderbad, is located approximately 200 metres from the property, providing convenient public transport access for employees.

STRONG INTERNATIONAL LOGISTICS & TRANSPORT HUB

The Duisburg/Lower Rhine region is one of Germany's key logistics locations, supported by strong connections to the Rhine inland ports and the major seaports of Western Europe. Düsseldorf International Airport and the inland ports along the Rhine are within a short driving distance, providing excellent multimodal connectivity. Combined with the region's strong concentration of logistics and wholesale companies, these advantages make P3 Erkrath an attractive location for regional and international logistics, warehousing and distribution operations.





AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
Unit 1	0 m²	4.374 m²	936 m²



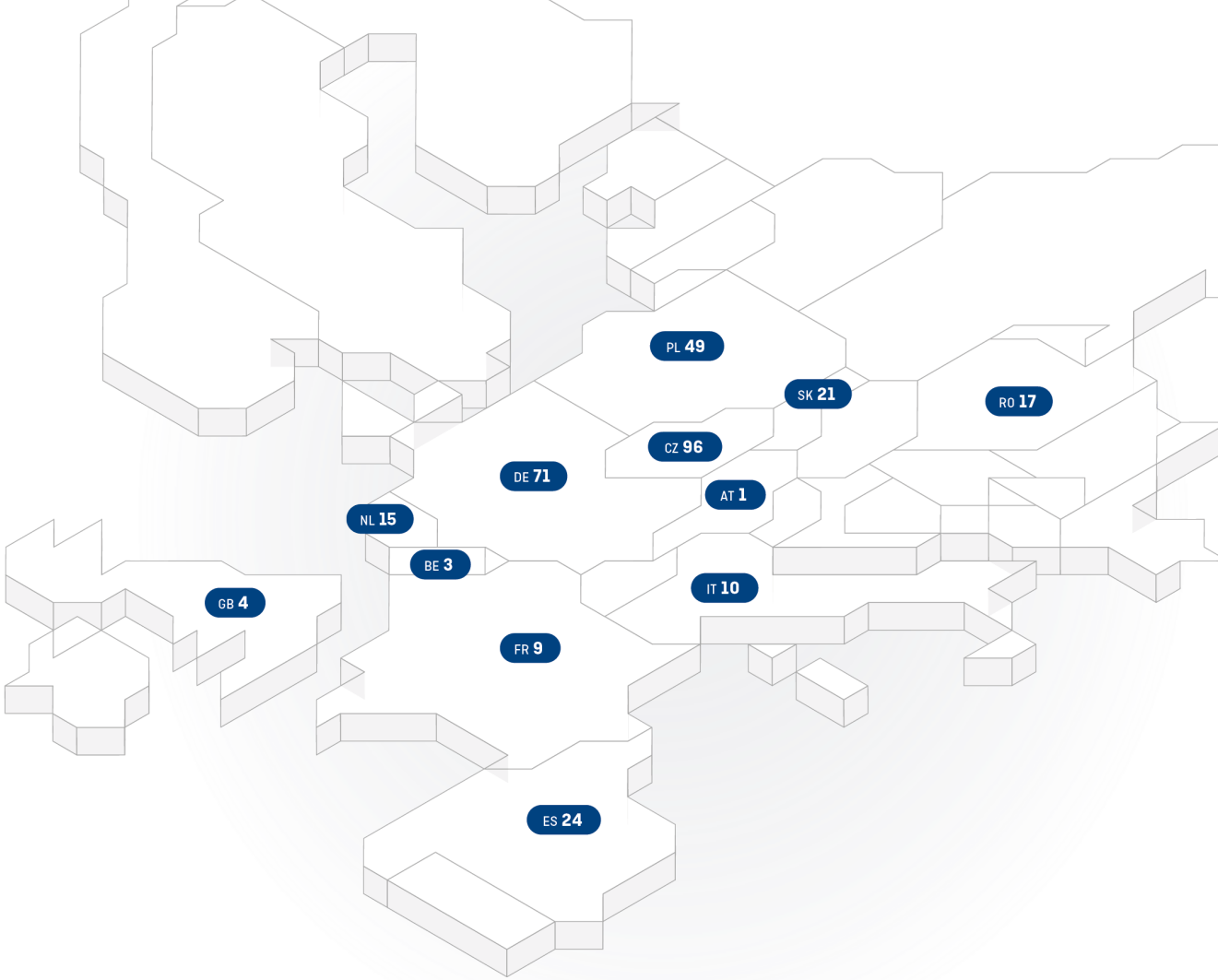
Existing building
Development opportunity
Offices
Under construction

KEY FEATURES

ABOUT P3

P3 es un inversor, gestor y promotor a largo plazo de almacenes europeos, con más de 9,7 millones de m² de activos bajo gestión y un banco de suelo de 1,9 millones de m² para futuros desarrollos. P3 desarrolla actividades comerciales en 11 países y lleva más de dos décadas invirtiendo y desarrollando en los mercados europeos. Con sede en Praga, P3 emplea a más de 280 personas en 11 oficinas en ciudades europeas clave, ofreciendo servicios integrados de desarrollo, gestión de activos y gestión inmobiliaria. Para más información sobre P3, visite www.p3parks.com.

¿Dónde encontrarnos?



10,1 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3,5 mil. m²
LANDBANK FOR DEVELOPMENT

470+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT

COUNTRY OFFICE



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