

Industrial and commercial development: available land and current projects

Recycled areas open up new development space

Demand remains constant

The reserve of land available for commercial and industrial construction within the Düsseldorf municipal area is currently around 92 ha, 31% of which is available at short notice – for expanding existing operations or providing new sites to companies planning to move to the city.

The continuing high demand for commercial real estate shows that Düsseldorf has remained a very attractive location for commercial and industrial projects. Although some typical market indicators – in particular the higher price levels attained in the state capital – mean that a considerable proportion of this demand is covered by neighbouring towns and the surrounding region, the local market for developed and

undeveloped commercial property still reports high levels of take-up. Over the last five years, an average of 195,000 m² of undeveloped area was taken up by commercial clients.

This provides a healthy basis for extensive commercial construction projects for both owner-occupiers as well as commercial rental properties, which have always played an important role in Düsseldorf – particularly in the form of industrial and tradesmen's yards. Over the last few years, six new commercial property projects were realised on a building area covering almost 92,000 m². The industrial park on Theodorstraße in the Rath district, for instance, saw the development of a new head office and warehouse for steel tube and pipe wholesaler Hoberg & Driesch,

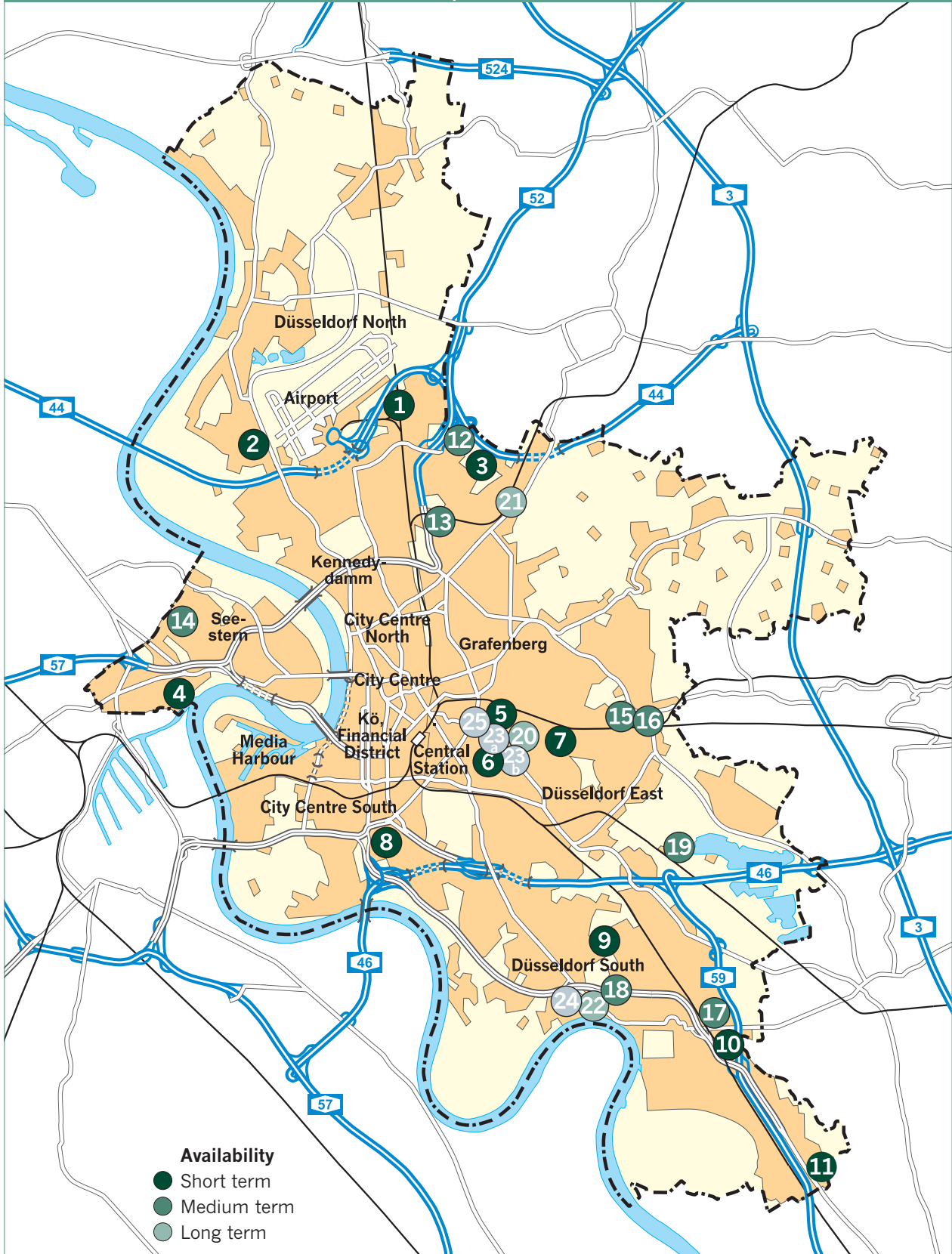
erected on a 4 ha site, and a new dealership branch of the Düsseldorf BMW office (on 3.5 ha).

Currently some 14 projects are either in preparation or in the project development phase on sites totalling around 367,500 m². Outstanding ventures include the SEGRO business parks in Flingern South and Benrath (on 9 ha and 16 ha plots) and the Rheinhöfe industrial park in Reisholz Harbour (plot of approx. 4 ha). The Rheinhöfe development is especially notable because of the reuse of former industrial areas. By constructing new commercial and office buildings and at the same time revitalising existing buildings, these sites are being transformed into attractive spaces for service, manufacturing and retail companies.



16 ha in Benrath awaiting new tenants: the planned SEGRO business park.

Land available for industrial and commercial development



Areas available for industrial and commercial development					
Ref.	Location of site	District	Net building area (in ha)	Of which Urban Core Area (in ha)	Planning status
1 Former	Kaufring/northern Kieshecker Weg	Lichtenbroich	5.05	2.02	Binding plan
2	Niederrhein-/Ikarusstraße	Lohausen	0.50	0.50	In progress
3	Theodorstraße/A 44	Rath	2.12	0.45	Binding plan
4	On both sides of Wiesenstraße (Clarissenstraße)	Heerdt	3.60	3.60	Binding plan
5	Höherweg	Flingern South	0.37	0.37	Binding plan
6	Southern Fichtenstraße	Flingern South	7.74	7.74	Binding plan
7	Northern Königsberger Straße (east), Tichauer Weg	Lierenfeld	3.02	3.02	Binding plan
8	Witzelstraße/Auf'm Hennekamp	Bilk	3.83	2.88	Binding plan
9	Reisholz bypass/Henkelstraße	Reisholz	7.10	7.10	Binding plan
10	Wittenberger Weg	Garath	0.42	0.42	Binding plan
11	Duderstädter Straße	Hellerhof	0.71	0.71	Binding plan
Total area available in the short term			34.46	28.81	31.36%
12	Theodorstraße/A 52	Rath	9.67	3.87	In progress
13	Opitzstraße/southern Vogelsanger Weg	Mörsenbroich	2.50	0.50	Binding plan
14	South-eastern Böhlerstraße	Heerdt	4.31	3.02	In progress
15	Nach den Mauresköthen	Gerresheim	6.45	6.45	In progress
16	Düssel-Park, Gerresheim South	Gerresheim	11.28	4.51	In progress
17	Western Tellerlingstraße	Benrath	11.50	11.50	Binding plan
18	Bonner Straße (former Stora Enso factory)	Benrath	14.40	14.40	Binding plan
19	Am Kleinforst	Unterbach	13.10	13.10	In progress
Total area available in the medium term			73.21	57.35	62.43%
20	Northern Königsberger Straße	Lierenfeld	2.98	2.98	Binding plan
21	Northern Oberrather Straße/Rath suburban rail station	Rath	1.01	1.01	GEP/FNP
22	Rheinbogen Reisholz/Uferstraße	Holthausen	2.63	1.71	Binding plan
Total area available in the long term			6.62	5.70	6.21%
Overall total				91.86	

Source: Office of Economic Development, Office of City Planning, August 2010

Industrial and commercial development projects 2009–2011								
Ref.	Location of site	District	Size of plot (in m ²)	Completed warehouse space (in m ²)	Completed office space (in m ²)	Owner/developer/user of site	Remarks	Completion
2	Niederrhein-/Ikarusstraße	Lohausen	2,130	1,500	N/A	Industrial laundry service	Construction of industrial laundry	2009
2	Niederrheinstraße	Lohausen	17,000	1,600	N/A	Autohaus Moll	Construction of new dealership	2009/2010
3	Theodorstraße	Rath	4,500		1,000	Viessmann Heizungs-technik	Construction of new sales and training centre	2009
6	Southern Fichtenstraße	Flingern South	90,000	46,500	15,500	SEGRO Deutschland	Development of SEGRO City Park industrial/logistics estate	Started 2010
23 a	Erkrather Straße	Lierenfeld	5,600	4,000	350	Sievert Fachgroßhandel Haustechnik	Construction of Düsseldorf office	2009
23 b	Ronsdorfer Straße	Flingern South	2,700	750	100	Boels Verleih GmbH	Construction of Düsseldorf subsidiary	2010
9	Kappeler Straße	Reisholz	5,200	2,200	300	Industrierterrains Düsseldorf-Reisholz AG	Construction of trade and industrial yard	2009
18	Bonner Straße (former Stora Enso factory)	Benrath	160,000	40,000	13,000	SEGRO Deutschland	Development of SEGRO Rhine Park Benrath industrial/logistics estate	Started 2010
24	Reisholzer Werftstraße	Holthausen	40,000	19,400	9,550	EPITEC Gamma GmbH	Development of industrial park (incl. existing industrial buildings)	2013
10	Wittenberger Weg	Garath	500	180	50	Distributor of cleaning machines	Construction of warehouse with office	2009
10	Wittenberger Weg	Garath	1,060	200	40	Construction company	Construction of warehouse with office	2009
11	Duderstädter Straße	Hellerhof	900	290	80	Production of glue applicator machines	Construction of assembly hall, warehouse, office	2010
11	Duderstädter Straße	Hellerhof	900	210	160	Welding equipment manufacturer	Construction of assembly hall/warehouse with office	2010/2011
25	Erkrather Straße 230	Flingern South	36,251	N/A	N/A	EPITEC Gamma GmbH	Under development	Will start 2010/11
Totals			366,741	116,830	40,130			

Source: Office of Economic Development, August 2010

Numbers in the left-hand column correspond to the map opposite.

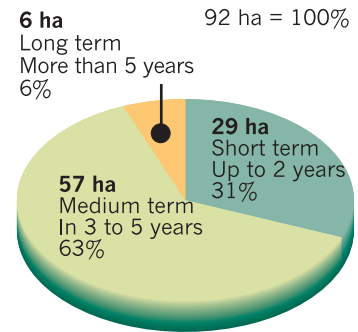
As in the past, recycling existing real estate will be the primary means of sourcing future sites.

The majority of this potential is located in the industrial estates of Lichtenbroich/Airport, Lierenfeld and Reisholz. Around 17 ha of the total area is classified as Industrial Zones (IZ) and roughly 75 ha as Commercial Zones (CZ).

With respect to the planning stage, the quality of the site and the ownership and usage structure, the availability of properties can be broken down as follows:

- In the next 1–2 years, around 29 ha is available for short-term development.
- Over the medium term (3–5 years) around 57 ha is available.
- Roughly 6 ha can be categorised as long-term (5 years or greater) potential.

Availability of commercial and industrial construction sites



Source: Office of Economic Development, Office of City Planning, July 2010



Combining former factory buildings with modern architectural solutions, Rheinhöfe by investors EPITEC Gamma provide a particularly attractive environment in the Reisholz commercial zone.