City district: Scharnhorst  
District: Derne  
Address: Derner Straße 499 und Dörnerstraße 45, 44329 Dortmund  

Total area: approx. 10 ha (approx. 6 ha at former central workshop and approx. 4 ha at former bridgebuilders Dörnen)  
Owners: RAG Aktiengesellschaft/DI Grundstücksverwaltungsgesellschaft mbH & Co. KG  
Target group: small and medium-sized companies serving local businesses as well as logistics and production.  

Location: the project site is in Derne, a district in the north-eastern part of the city directly next to the local town centre which is to be redeveloped.  

Site designation: FNP: GE/GI  
Planning law: preparation of B-Plan required.  
Availability: potential sites available medium-term.  
Other: Development: this site has not been developed yet.  

Contact partner  
City of Dortmund Economic Development Agency  
Michael Lenkeit  
T: 0231 5025606 | E: michael.lenkeit@stadtdo.de  

Development idea: “Working in a green zone” and “Extending Gneisenau”  
These two areas in Derne are suitable for a range of different development strategies for all sectors: on one side there are individual buildings for businesses/trades with low-noise emissions forming the highest points in a park (approx. 4 ha). On the other side, and connected up to the existing Gneisenau Business park, this will be extended for locally-oriented commercial purposes (approx. 6 ha). Connecting the two, a “dune” will be created as a naturalised corridor providing noise protection from the railway.