GERMANY

Neuenstadt Logistics Centre

10,788 SQM | Available Now

KEY FEATURES

EV Charging Bays | HGV Parking | Level Access | Roof lights

Enquire About This Property

Erika Just

Associate, Real Estate Asset Management • Real Estate I Logistics Equity EU - Asset Management
Germany

Overview

The commercial site in Neuenstadt am Kocher stands out for its strategically excellent location in one of Germany's most important logistics regions. Direct access to the A81 highway and proximity to the A6 ensure excellent integration into the national and international transportation network. This allows for quick access to the economic hubs of Stuttgart, Heilbronn, Frankfurt, and Nuremberg, as well as the French border. The location's appeal is further enhanced by its proximity to the airports in Frankfurt, Karlsruhe/Baden-Baden, and Nuremberg, creating optimal conditions for national and international logistics processes.

Baden-Württemberg ranks among Europe's most productive industrial and logistics hubs. Over 11 million residents are within a 90-minute radius, giving the location access to one of Europe's most important consumer and sales markets. The region is characterized by internationally active companies in the automotive, mechanical engineering, and logistics sectors and offers ideal conditions for efficient goods flows as well as time-critical just-in-time and just-in-sequence processes. The established industrial park, home to companies such as Autajon Group, Audi Forum Neckarsulm, Grupo Sese, and CNH Industrial, underscores the location's appeal.

The property meets modern logistics standards with a clear warehouse height of 10 meters, a floor load capacity of 5 metric tons per square meter, and a total of 65 loading docks. The fact that it is fully leased to six tenants, the potential for rent increases, and the high-quality location offer attractive conditions for stable long-term use and value appreciation.

Total Building Size

10,788 SQ M

Total Available

10,788 SQ M

Address

Wilhelm-Maybach-Straße 2-10, 74196 Neuenstadt am Kocher, Germany

View full details of this property at https://eu.glp.com/property/neuenstadt-logistics-centre/ →

Copyright Marq Logistics 2026