

CUSTOMER STORY



1 **LOCATION**
Greater Hamburg Area, Germany

DEVELOPMENT SIZE
130,000 SQM / 1.399,308 SF

DELIVERY TIMEFRAME
Amazon needed a new 130,000 sq m logistics facility in the Hamburg area as a base for distribution across Northern Europe. Start of operations needed to be no later than September 2017

TENURE
Thanks to an existing plot of land, to the speculative start of Phase 1 of Hamburg Logistics park, and a fast track construction timeline, GLP was able to provide phase 1 of this state-of-the-art e-commerce fulfilment facility within 6 months of Amazon's decision to proceed

2 **LOCATION**
North Rhine-Westphalia, Germany

DEVELOPMENT SIZE
113,400 SQM / 1.220,627 SF

DELIVERY TIMEFRAME
Amazon needed a new 100,000 sq m logistics facility in the North Rhine-Westphalia area as a base for distribution across Western Europe. Start of operations needed to be no later than March 2019

TENURE
Thanks to an existing plot of land and a fast track construction timeline, GLP will be able to provide this state-of-the-art e-commerce fulfillment facility within Amazon's timeframe.



2 FULLFILMENT CENTERS
IN GERMANY



1

HAMBURG

Amazon, the world's largest online retailer, was interested in developing a new 130,000 sq m logistics facility in the Hamburg area as a base for distribution across Northern Europe.

GLP had already began construction of a speculative building on a 32.12 acre (13 hectare) land site at Hamburg Logistics Park in Winsen (Luhe).

Located near the Port of Hamburg and the Hamburg Airport and having excellent access to the Northern Germany metropolitan areas of Bremen, Hanover, Hamburg and Wolfsburg, the site proved to be ideal for Amazon's needs for a same-day delivery hub in the Hamburg area.

Amazon needed the facility to be operational by September 2017. GLP was able to fast track their construction timeline to provide this state-of-the-art e-commerce facility for starting the operation within six months after the start of the construction.



KEY FACTS

PHASE 1

- Warehouse and technical rooms: 37,163 sq m
- Mezzanine: 6,313 sq m
- Office space: 1,043 sq m
- Extension office space: 524 sq m

PHASE 2

- Groundlevel warehouse: 25,550 sq m
- Levels: 1 + 2: 51,140 sq m
- Office: 6,350 sq m
- Technical rooms, stair cases and lavatories: 1,200 sq m

CHALLENGE

The project developed by GLP includes a total of 130,000 sq m of logistics space constructed in two phases.

Phase 1 was completed in November 2016 and accommodates a system of conveyor belts for commissioning of inbound and outbound logistics. Phase 2 will be completed by the end of September 2017. It has three levels and contains a robotics solutions for the storage area. Construction time for each phase was less than nine months.

Amazon 24/7 operations in the facility started in September 2017. The company invested a high double-digit million euro figure in the greater Hamburg area in the first year, with a further 110 million euros in investments planned by the partners.

The new buildings is equipped with the latest features and technology. A virtual firewall with additional sprinkler heads ensures seamless implementation of conveyor and robotics will be deployed. Hamburg Logistics Park is the first German logistics location where Amazon transport robots are deployed.

84 truck parking spaces, 76 docks and more than 1,000 employee parking spaces are included. Social rooms and a restaurant for up to 1500 employees per shift are also be included. At its peak, the facility can accommodate up to 4,000 people per day.

SOLUTION

German DGNB Gold certification has been achieved for Phase 1 and is being targeted for Phase 2 of this development. LED lighting of the warehouse guarantees low energy consumption and optimised operating costs. High architectural standards guarantee a harmonious integration of the building into the surroundings.



Amazon, the world's largest online retailer, was interested in developing a new 113,000 sq m logistics facility in the North Rhine-Westphalia area as a base for distribution across Western Europe.

Amazon requires the facility to be operational by March 2019. GLP was able to fast track their construction timeline to begin construction of this state-of-the-art e-commerce facility by December 2017. Amazon has signed a 20-year lease for the building.

A strategic location in the heart of the industrial region, East Westphalia, within close proximity to the Rhine-Ruhr economic region, makes this an excellent base for a logistics and distribution warehouse. An above average increase of well-qualified, young employees provides a rich future for the region.

The site is located in the immediate vicinity of well-known companies. Access to the A1, A2, A33 and the A44 motorways offers brilliant connections to the transport infrastructure.



KEY FACTS

- Specifications Land area: 155.333 m²
- Warehouse and technical rooms: 113.400 m²
- Office space: 7.904 m²
- Dock doors: 58 units
- Drive-in ramps: 2 units
- Truck parking spaces: 85 units
- Car parking spaces: 905 units
- Bicycle spaces: 80 units
- Motorbike spaces: 50 units

CHALLENGE

The project being developed by GLP will include a total of 113,000 sq m of logistics space. It has three levels and contains a robotics solutions for the storage area..

Amazon plans to begin 24/7 operations in the facility in March 2019. The company will invest a high double-digit million euro figure in the greater East-Westphalia area in the first year, with a further 110 million euros in investments planned by the partners.

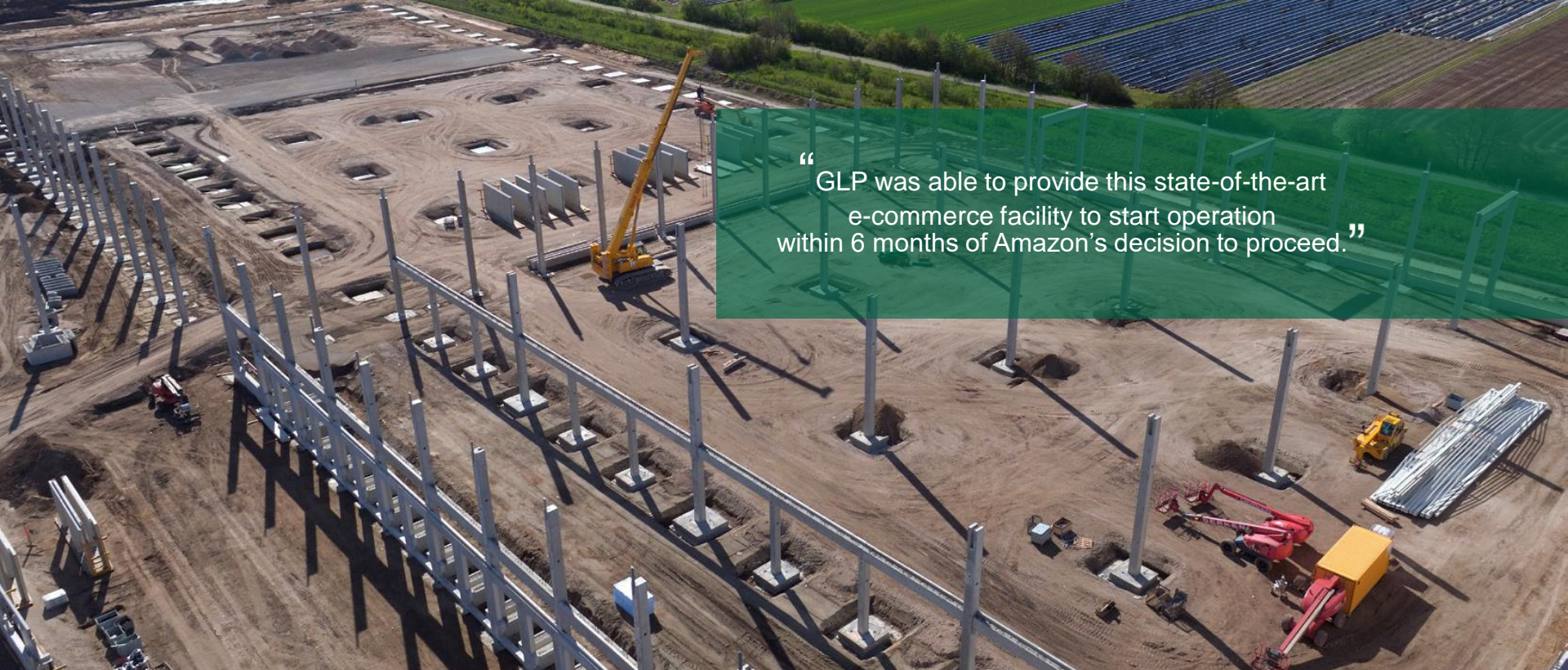
The new buildings will be equipped with the latest features and technology. A virtual firewall with additional sprinkler heads ensures seamless implementation of conveyor and robotics will be deployed. Ost-Westfalen Logistics Park is the second German logistics location where Amazon transport robots will be deployed.

85 truck parking spaces, 58 docks and more than 900 employee parking spaces are planned. Social rooms and a restaurant for up to 1000 employees per shift will also be included. At its peak, the facility can accommodate up to 4,000 people per day.

SOLUTION

German DGNB Gold certification is targeted for this development. LED lighting of the warehouse guarantees low energy consumption and optimised operating costs. High architectural standards guarantee a harmonious integration of the building into the surroundings.





“GLP was able to provide this state-of-the-art e-commerce facility to start operation within 6 months of Amazon’s decision to proceed.”



GLP, a partner of choice across Europe



UK
RUGELEY
65,000 SQ M
EXISTING BUILDING



UK
DAVENTRY
27,600 SQ M
EXISTING BUILDING
LEASE: 15 YEARS

+ 375,000 m²
in UK & Germany



GERMANY
DÜSSELDORF
30,000 SQ M
BTS



GERMANY
MANNHEIM
10,000 SQ M
BTS



GERMANY
HAMBURG
130,000 SQ M
BTS
LEASE: 20 YEARS



GERMANY,
OST-WESTFALEN
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