

MANNHEIM 1 LOGISTICS CENTRE



68229
Mannheim
Germany



Clear Height
10m



21,320



229,487



Available
Q3-2024

glp.com/eu

MANNHEIM 1 LOGISTICS CENTRE

MANNHEIM ECONOMIC REGION

The Rhine-Neckar metropolitan region is one of the most important business locations in Germany, which is reflected in an above-average gross domestic product per inhabitant. Traditionally strong are the chemical, electrical and mechanical engineering industries as well as pharmaceutical and medical technology. The metropolitan region is crossed by important European east-west and north-south transport routes and is also a sought-after location for logistics and distribution.

Mannheim is the cultural and economic center of the region and Germany's seventh-largest metropolitan area with 2.4 million inhabitants and around 792,000 employees. With the Port of Mannheim, the city has the second-largest inland port in Europe, while the freight station is one of the largest transshipment points in Germany.

The property is located in the industrial and commercial area of Friedrichsfeld, about 15 minutes by car from the center of Mannheim.

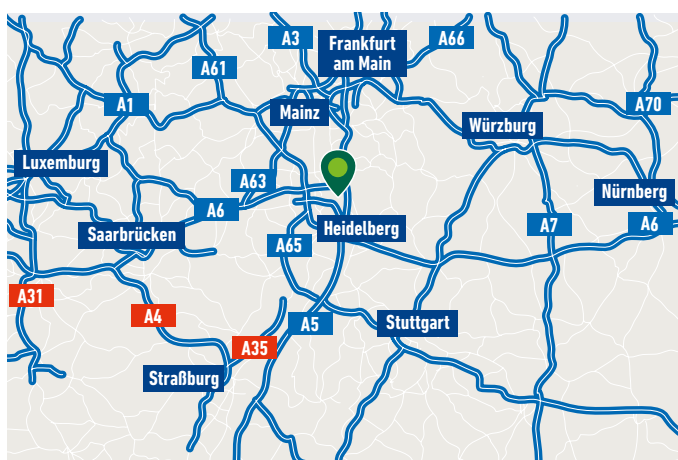
It is within sight of the A656 freeway, the A6 and A5 can be reached in a few minutes.



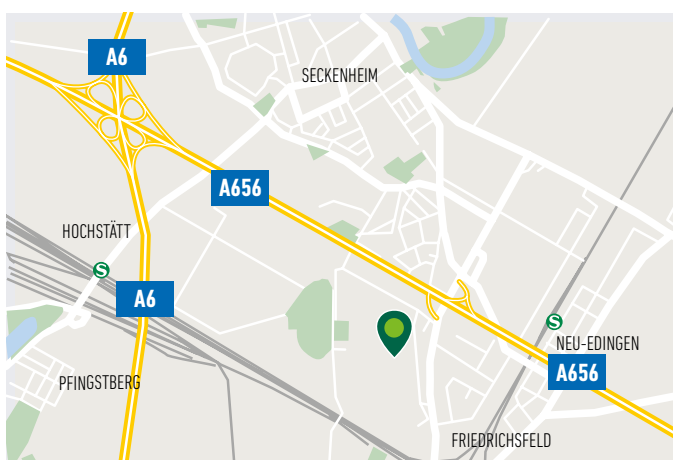
Strategic location

A strategically well located site directly on the A656 freeway.

LOCATION AND TRAVEL DISTANCES

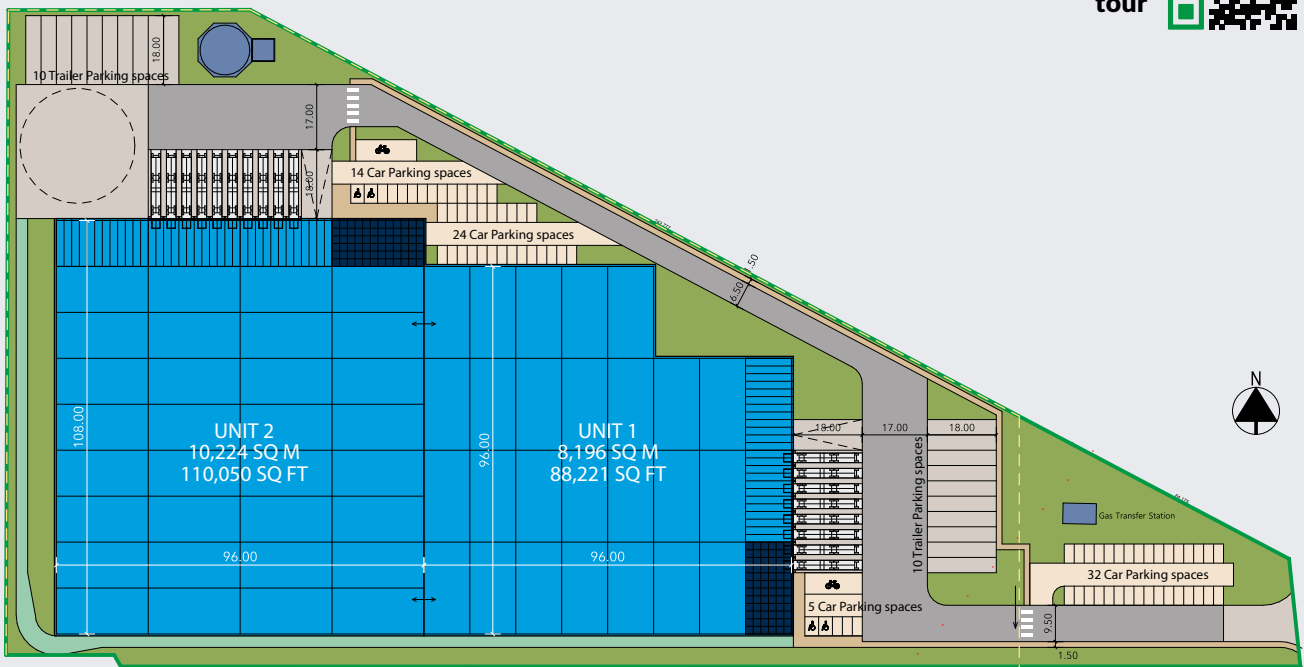


Destination	Km
Freeway exit A4 Mannheim-Seckenheim	0,5
Mannheim freeway junction	4
Heidelberg freeway junction	7



Destination	Km
Karlsruhe	60
Frankfurter Kreuz	70
Stuttgart	128

scan
to start
interaktive
tour



non-binding planning example

SITE & BUILDING SPECS



21,320



229,487



High spec

Total Size of Property	37,918 SQ M (408,146 SQ FT)
Warehouse	18,420 SQ M (198,271 SQ FT)
Office / Social Rooms	1,200 SQ M (12,917 SQ FT)
Mezzanine	1,500 SQ M (16,146 SQ FT)
Systems	200 SQ M (2,154 SQ FT)
Hall sections	2
Car parking spaces	75
Trailer parking spaces	20
Dock Doors	18
Drive in Ramps	2
Floor loading capacity	5t /SQ M
Clear Height	10 m
ESFR-Sprinkler-System FM Global	



**LOGISTICS CENTRE
Mannheim 1**
Steinzeugstraße 94
68229 Mannheim
Germany



SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO₂ balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and DHL. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds.



**approx. 43 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

If you would like any further information on the building, or to arrange a meeting, please email or call:



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GLP

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