

SCHIFFERSTADT LOGISTICS CENTRE



67105
Schifferstadt
Germany



Clear Height
12 m



53,055



571,080



Available
Q2-2024

glp.com/eu

SCHIFFERSTADT LOGISTICS CENTRE

SCHIFFERSTADT / RHEIN-NECKAR ECONOMIC REGION

The Rhine-Neckar metropolitan region is located between the Rhine-Main and Stuttgart metropolitan areas and is one of the most important business locations in Germany. 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 a sought-after location for logistics and distribution.

The Schifferstadt site has excellent transport links to the A5 / A6 Rhine-Neckar freeway interchange. Large cities in the region such as Mannheim, Germersheim and Ludwigshafen have high-performance cargo handling ports on the Rhine which enable transport to the major overseas ports in Northern Europe by water.

The property is ideally located in the heart of the Rhine-Neckar area. The nearest freeway access (A62 Schifferstadt) to the A65 can be reached in approx. 4 km without passing through the town. The A5 and A6 motorways can be reached in 20 minutes by car.

A large workforce potential, generous residential and commercial areas as well as an above-average purchasing power characterize the Rhine-Neckar region as a strategically favorable location.



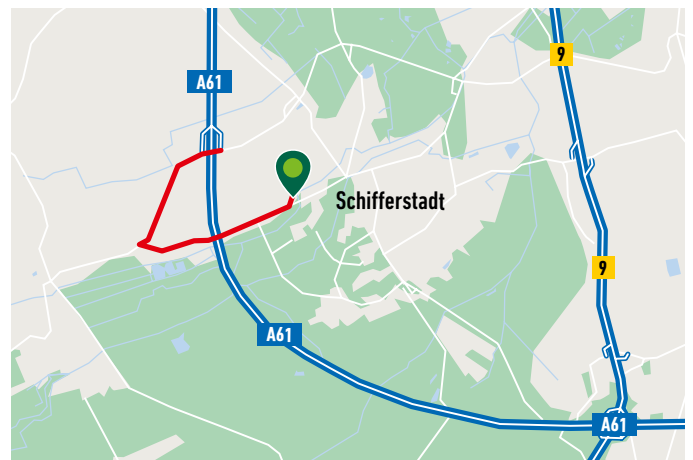
Strategic location

Excellent transport connections to the Rhine Neckar Triangle

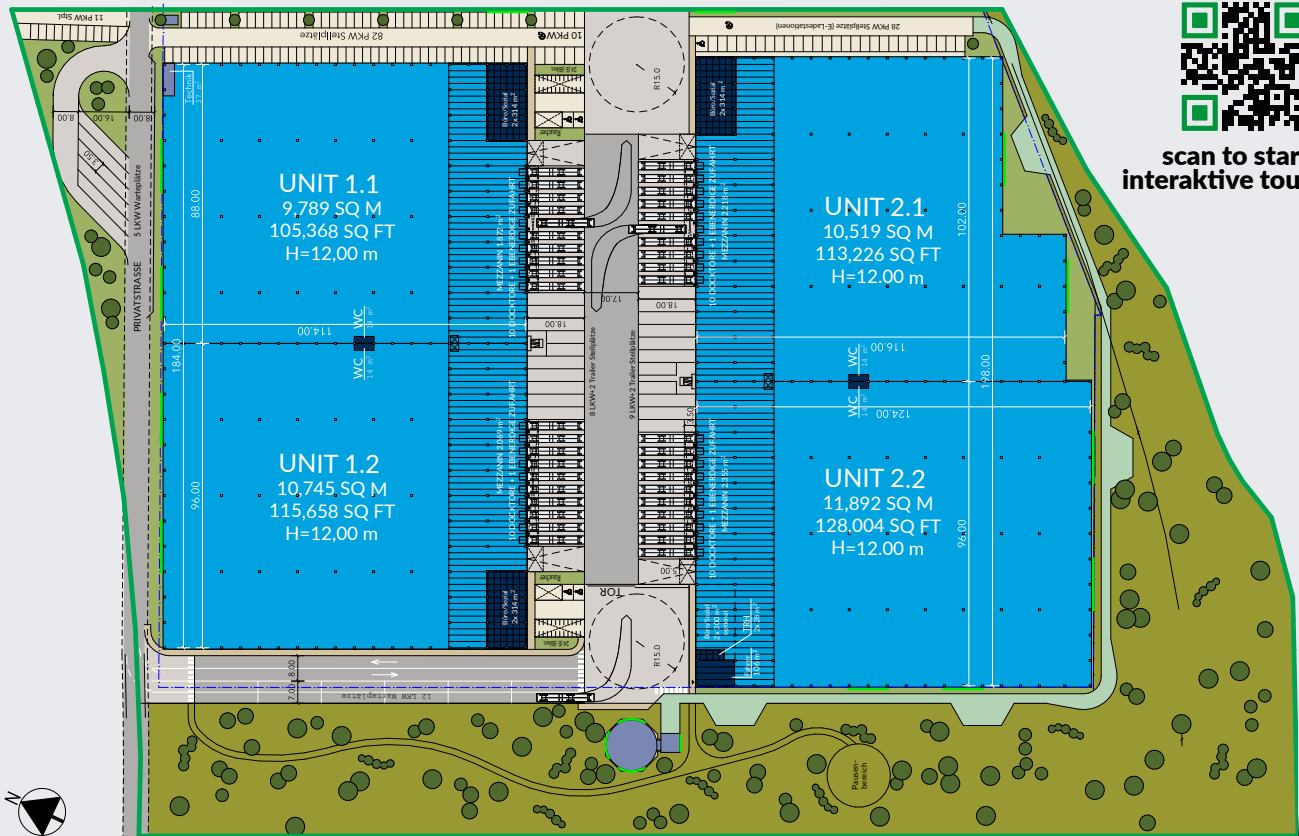
LOCATION AND TRAVEL DISTANCES



Destination	Km
Highway access A61	4
Mannheim	26
Heidelberg	56
Karlsruhe	65



Destination	Km
Frankfurt airport	99
Frankfurt	108
Stuttgart	149



non-binding planning example

SITE & BUILDING SPECS



53,055



571,080



High spec

Total Size of Property	97,239 SQ M (1046,672 SQ FT)
Warehouse	42,495 SQ M (457,412 SQ FT)
Mezzanine	8,514 SQ M (91,644 SQ FT)
Office Ground floor	1,076 SQ M (11,582 SQ FT)
Office First floor	970 SQ M (10,440 SQ FT)
Systems	293 SQ M (3,154 SQ FT)
Car parking spaces	135
Trailer parking spaces	38
Dock Doors	40
Drive in Ramps	4
Floor loading capacity	7t / SQ M
Clear Height	12 m
ESFR-Sprinkler-System FM Global	



LOGISTIKCENTER

Schifferstadt

Ketzerweg 1
67105 Schifferstadt
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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