

# MANNHEIM 1 LOGISTICS CENTRE



68229  
Mannheim  
Germany



Clear Height  
12 m



17,743



190,984



Available  
Q3-2024

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# 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.

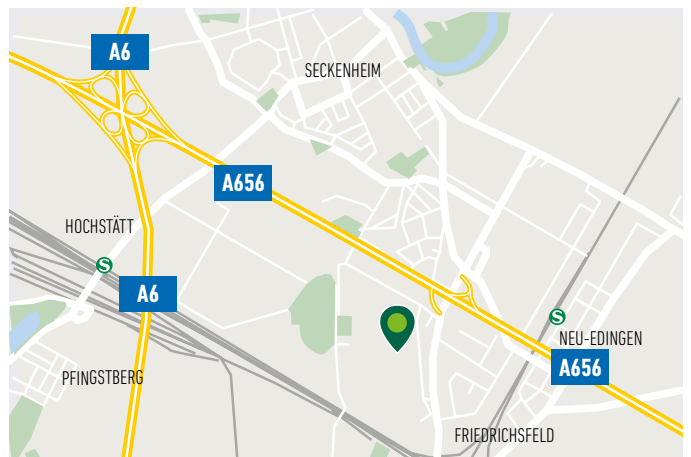
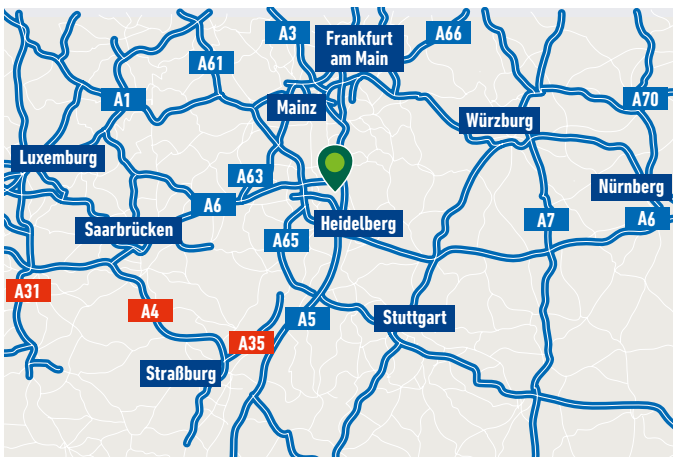
It is within sight of the A656 freeway, the A6 and A5 can be reached in a few minutes.



### Strategic location

A strategically well located site directly on the A656 freeway.

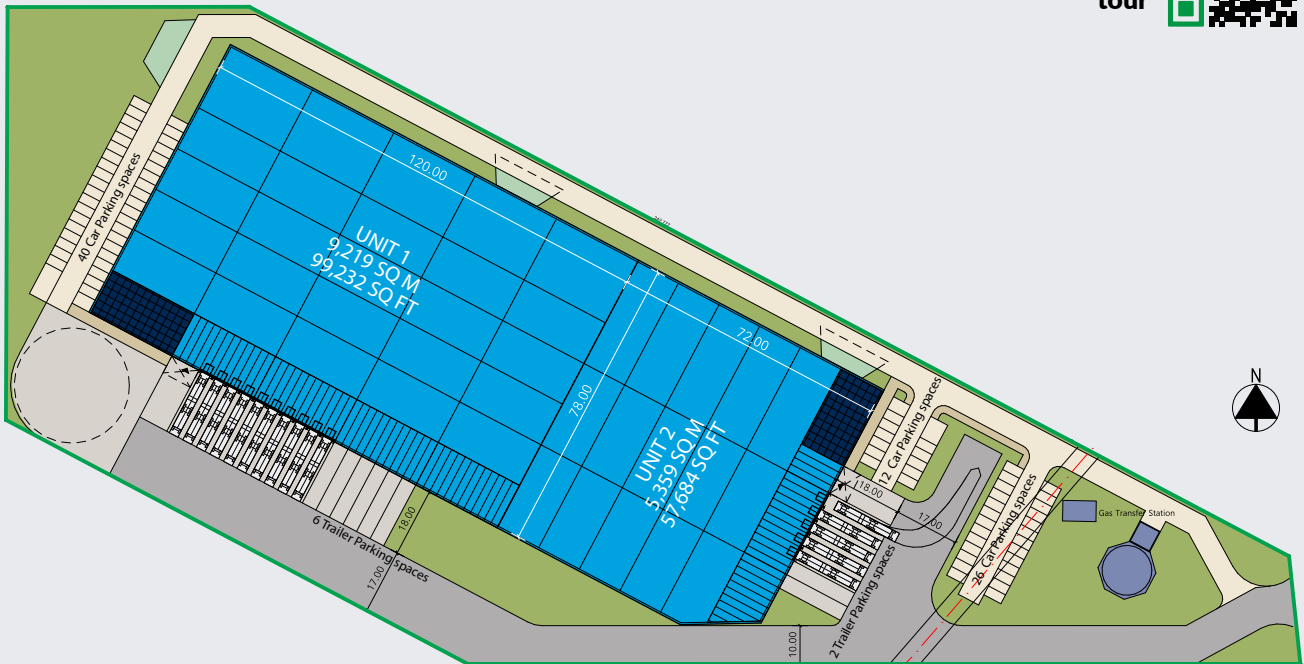
## LOCATION AND TRAVEL DISTANCES



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



17,743



190,984



High spec

Total Size of Property	34,145 SQ M (367,534 SQ FT)
Warehouse	14,578 SQ M (156,916 SQ FT)
Office / Social Rooms	1,150 SQ M (12,378 SQ FT)
Mezzanine	1,815 SQ M (19,536 SQ FT)
Systems	200 SQ M (2,154 SQ FT)
Hall sections	2
Car parking spaces	78
Trailer parking spaces	8
Dock Doors	20
Drive in Ramps	2
Floor loading capacity	5t / SQ M
Clear Height	12 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 CO<sub>2</sub> 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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