

INGOLSTADT LOGISTICS CENTRE



85098
Großmehring
Germany



Clear Height
12 m



13,268



142,815



Available
NOW

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INGOLSTADT LOGISTICS CENTRE

INGOLSTADT ECONOMIC REGION

The fast and cost-effective accessibility of business partners and consumers (in the western and southern countries as well as the emerging eastern European states) distinguishes Ingolstadt. More than 10 million inhabitants can be reached within two hours, 19.3 million within 3 hours and a total of 68.2 million within 6 hours. The proximity to the Danube (the most important European waterway) and the well-developed, modern fiber optic network are also strategic advantages.

A high industrial quota and high job density characterize this economically strong region with excellent prospects for growth. Several well-known companies from the automotive, service and trade sectors are located locally and the first-class infrastructure thus enables worldwide distribution.

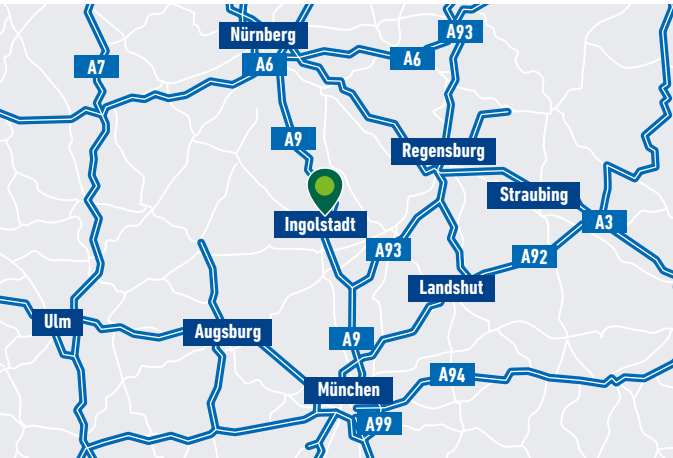
The logistics center is located in the InterPark, the intermunicipal industrial park between the communities of Großmehring and the market town of Kösching in the district of Eichstätt. The Interpark is one of the most important industrial parks in southern Germany, and is located in the immediate vicinity of to Ingolstadt and the catchment area of the metropolitan regions of Munich and Nuremberg.

A broad and well-developed road system, the direct rail connection with its own marshalling yard and two independent direct motorway connections to the A9 (Lenting junction, Ingolstadt-Nord junction) are also strategic features of this location.

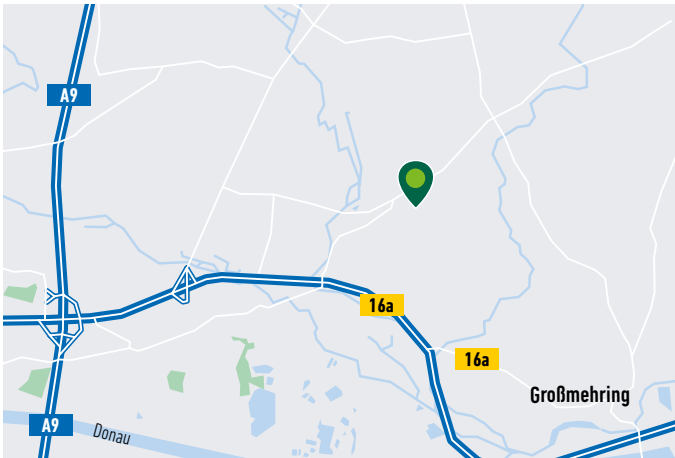


Strategic location
With two direct, independent connections to the Highway A9.

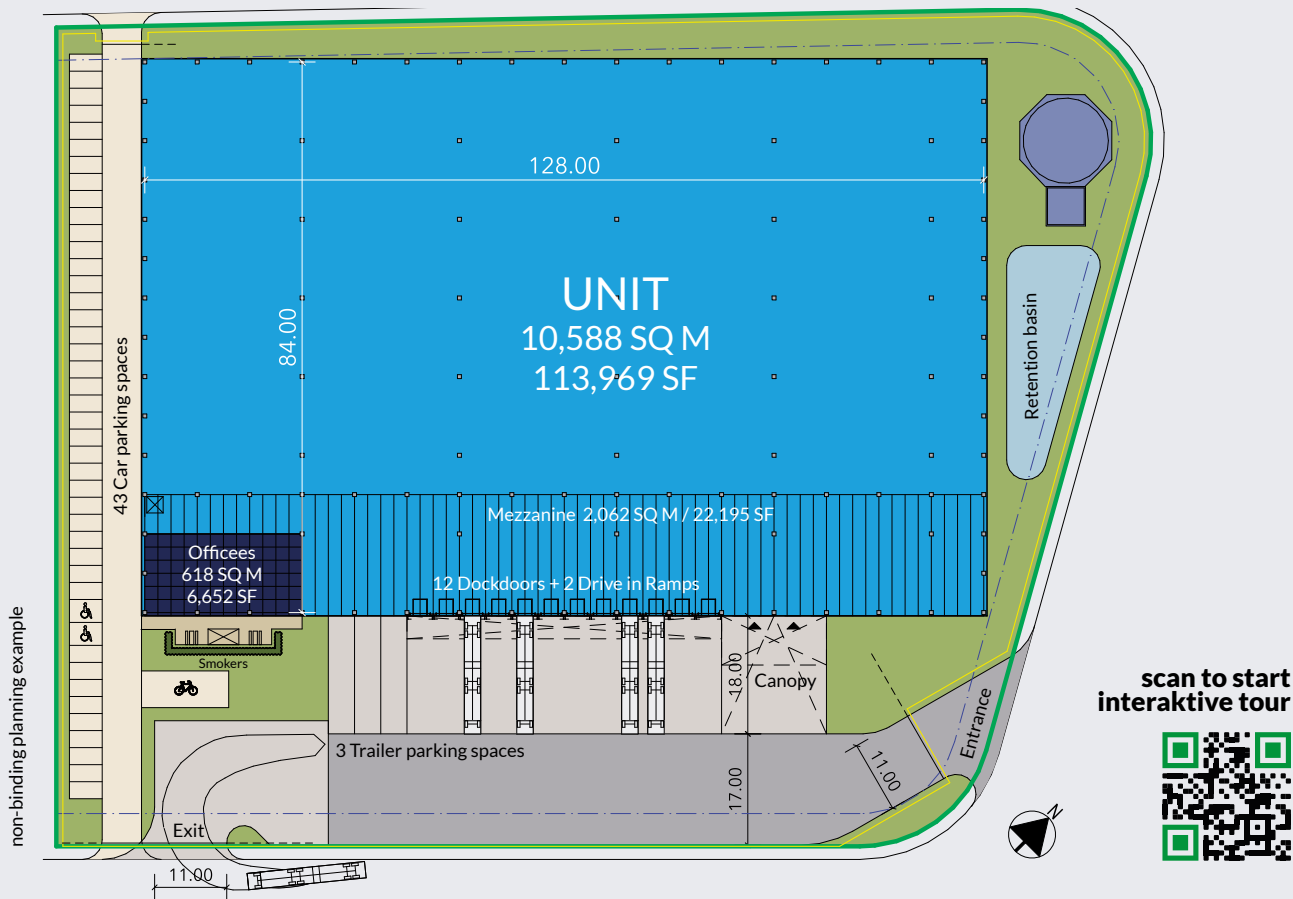
LOCATION AND TRAVEL DISTANCES



| Destination | Km |
|----------------|----|
| Munich Airport | 73 |
| Munich | 81 |
| Nuremberg | 95 |



| Destination | Km |
|-------------|----|
| Regensburg | 98 |
| Augsburg | 84 |



SITE & BUILDING SPECS



13,268



142,815



High spec

| | |
|---------------------------------|-----------------------------|
| Total Size of Property | 19,459 SQ M (209,455 SQ FT) |
| Warehouse | 10,588 SQ M (113,969 SQ FT) |
| Office | 618 SQ M (6,652 SQ FT) |
| Mezzanine | 2,062 SQ M (22,195 SQ FT) |
| Car parking spaces | 43 |
| Trailer parking spaces | 3 |
| Dock Doors | 12 |
| Drive in Ramps | 2 |
| Floor loading capacity | 7t / SQ M |
| Clear Height | 12 m |
| ESFR-Sprinkler-System FM Global | |



LOGISTICS CENTRE
Ingolstadt
Nicolaus-Otto-Ring
85098 Großmehring
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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REAL ESTATE**

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