

COLOGNE SOUTH (BRUHL) LOGISTICS AND COMMERCIAL CENTRE



50321 Brühl
Germany



Construction
according to
DGNB Gold
Standard



Clear Height
8 - 11 m



40,347



Available
Q2 2028

eu.glp.com

COLOGNE SOUTH (BRUHL) LOGISTICS AND COMMERCIAL CENTRE

RHINE-RUHR ECONOMIC REGION

With around 14 million inhabitants, the Rhine-Ruhr metropolitan region is the most densely populated region in Germany and one of the most densely populated conurbations in Europe. It is one of the most economically dynamic regions in Germany and is characterised by an exceptional density of companies, consumers and infrastructure facilities. The location offers ideal conditions for companies that want to benefit from a large potential labour force, excellent customer reach and the synergies of a close-knit network of companies, service providers and suppliers.

The project site at Renault-Nissan-Strasse 6-10 in Brühl is embedded in an established commercial and logistics region in the Cologne area. The location offers ideal conditions for logistics companies, last-mile logistics and smaller commercial enterprises.

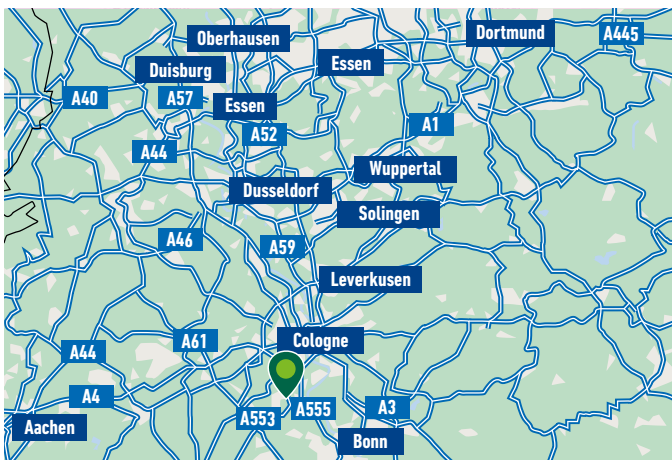
Thanks to the direct connection to the A553 motorway and quick access to the A1 and A61, the property is excellently integrated into the supra-regional transport network. Cologne city centre can be reached in just 20 minutes via the nearby A555, while the Rhine-Ruhr metropolitan region and the Benelux countries are just a short drive away. Rhine-Ruhr metropolitan region and the Benelux countries can also be reached in the motorway connections.



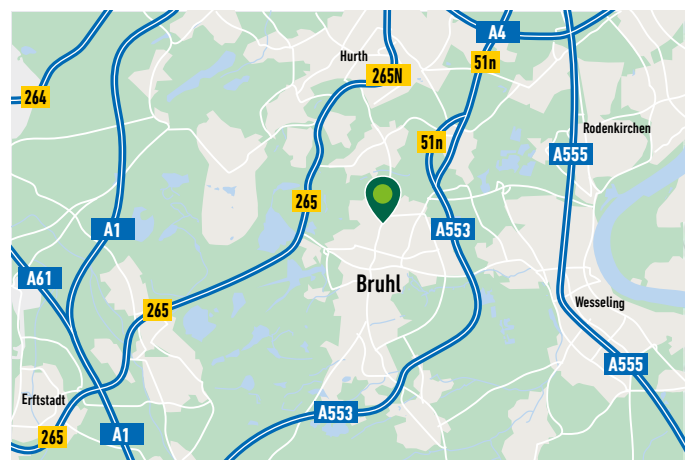
Strategic location

A strategically well-located site with good access to the A1, A61 und A555 motorways.

LOCATION AND TRAVEL DISTANCES



| Destination | Km |
|--------------------------------|-----|
| Motorway A553 | 1,3 |
| Motorway A555 | 4,7 |
| DUSS Terminal Cologne-Eifelort | 7,1 |
| Motorway A1 | 11 |



| Destination | Km |
|-------------|------|
| Motorway A6 | 12,5 |
| Cologne | 16,9 |
| Bonn | 22 |
| Dortmund | 110 |



scan
to start
interactive
tour



SITE & BUILDING SPECS



40,347



Construction ac-
cording to DGNB
Gold Standard



PV Ready

| | Logistics halls | Commercial halls |
|------------------------|-----------------|------------------|
| Warehouse | 20,495 SQ M | 10,537 SQ M |
| Office / Social space | 1,400 SQ M | 2,950 SQ M |
| Mezzanine | 2,015 SQ M | 2,950 SQ M |
| Trailer parking spaces | 4 | – |
| Car parking spaces | 66 | 79 |
| Dock Doors | 22 | 15 |
| Dock levellers | 3 | 13 |
| Floor loading capacity | 7t / m² | 3,5t / m² |
| Clear Height | 12 m | 8 m |
| ESFR-Sprinkler-System | ESFR K-360 | – |
| WHG Protective foil | ✓ | – |
| Air-to-air heat pump | ✓ | ✓ |



**Logistics and Commercial Centre
Cologne South (Bruhl)**
Renault-Nissan-Straße 6 – 10
50321 Brühl
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 business builder, owner and operator of logistics real estate, data centers and renewable energy technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global manager for alternative investments with approximately \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

Our European operating portfolio consists of more than 9.7 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.7 million SQM.



**approx. 9,7 million sq m
(104 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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