

INGOLSTADT LOGISTICS CENTRE



85098
Großmehring
Germany



Clear Height
12 m



13,268



142,815



Available
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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.



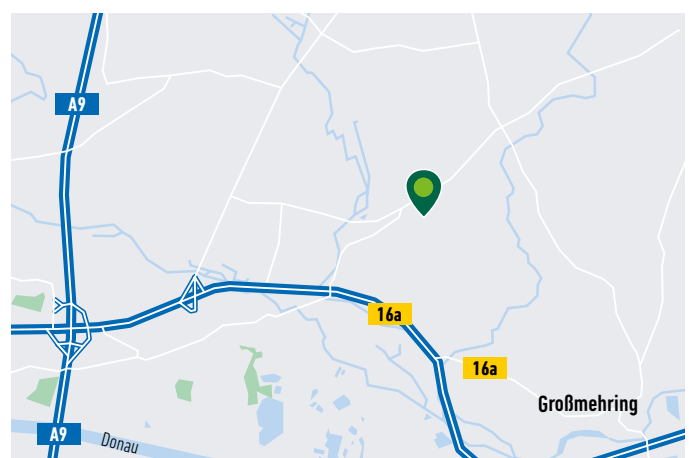
Strategic location

With two direct, independent connections to the Highway A9.

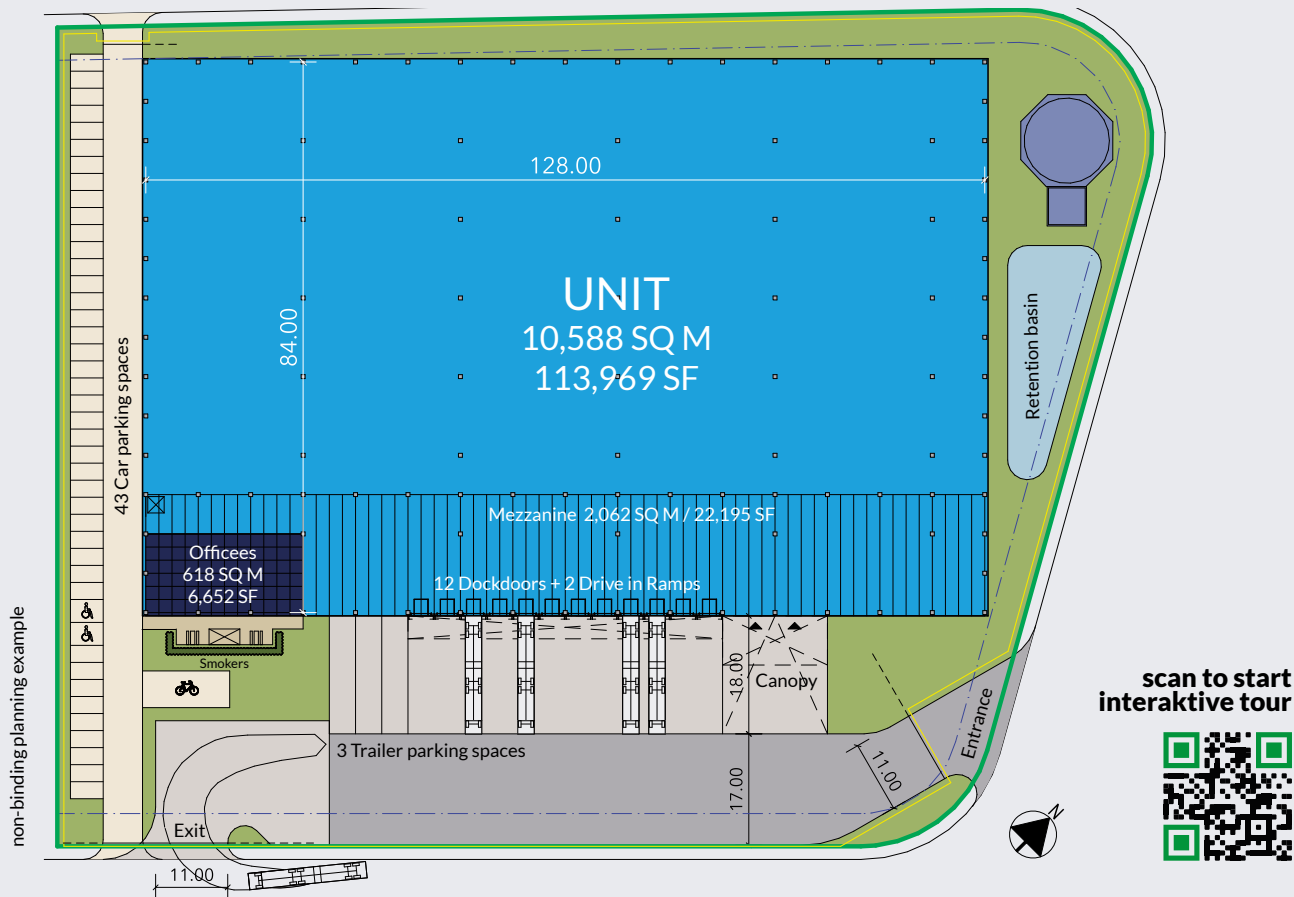
LOCATION AND TRAVEL DISTANCES



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 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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GLP

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