



LEIPZIG (GRIMMA) LOGISTICS CENTRE


04668 Grimma
Germany


Clear Height
12m


25,732


276,977



Available
NOW

glp.com

LEIPZIG (GRIMMA) LOGISTICS CENTRE

LEIPZIG ECONOMIC REGION

Due to its geographical location at the interface between Western and Eastern Europe, Central Germany is the optimal logistics location for European and global distribution. Global brands such as Porsche, BMW or Beiersdorf as well as global logistics companies such as DHL, Amazon, Deutsche Post or Schenker with large dispatch centers have settled around Germany's second largest cargo airport, Leipzig-Halle Airport.

Many other companies manage their logistics business for the whole of Central and Eastern Europe from Central Germany. The metropolitan region of Central Germany alone has an annual GDP of approximately € 255 billion, with an area of approximately 55,000 km² and about 8.4 million inhabitants.

The property is located within the northern commercial area of the city of Grimma, in the immediate vicinity of the BAB 14.

Located in the vicinity of the Leipzig metropolitan area and thus, together with Dresden and Chemnitz, in Saxony's most important economic triangle, the site offers good general conditions with regard to its location within Central Germany and in the direction of the CEE region.

With the quickly accessible connection to the BAB 9 or the BAB 38, there is an optimal connection to the other nationwide main traffic routes, such as the

BAB 72 and the BAB 4. The surrounding area of the district of Leipzig or the economic area of North Saxony can be reached just as quickly via the adjacent B107.

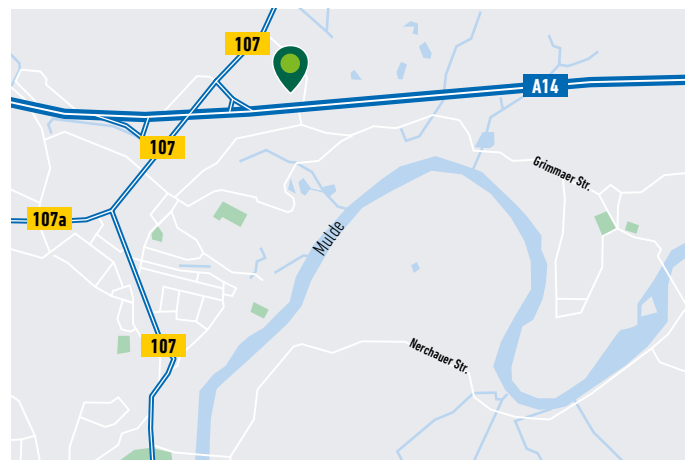
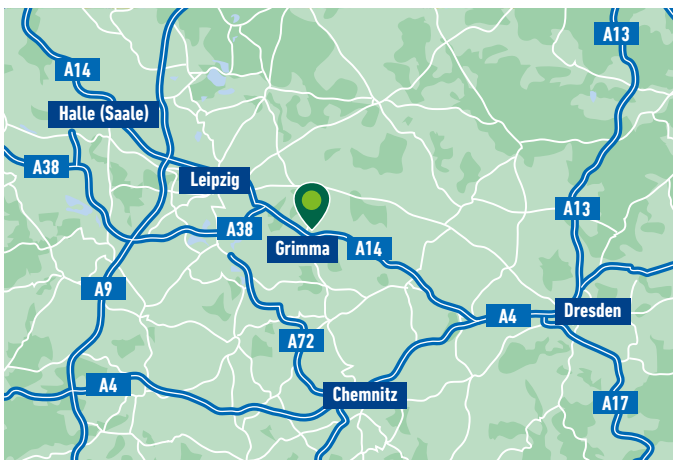
The city of Grimma is integrated into the S-Bahn network of the Leipzig surrounding area, so that a quick accessibility of the city of Leipzig by public transport can be guaranteed. In addition, a bus connection is available directly at the industrial park.



Strategic Location

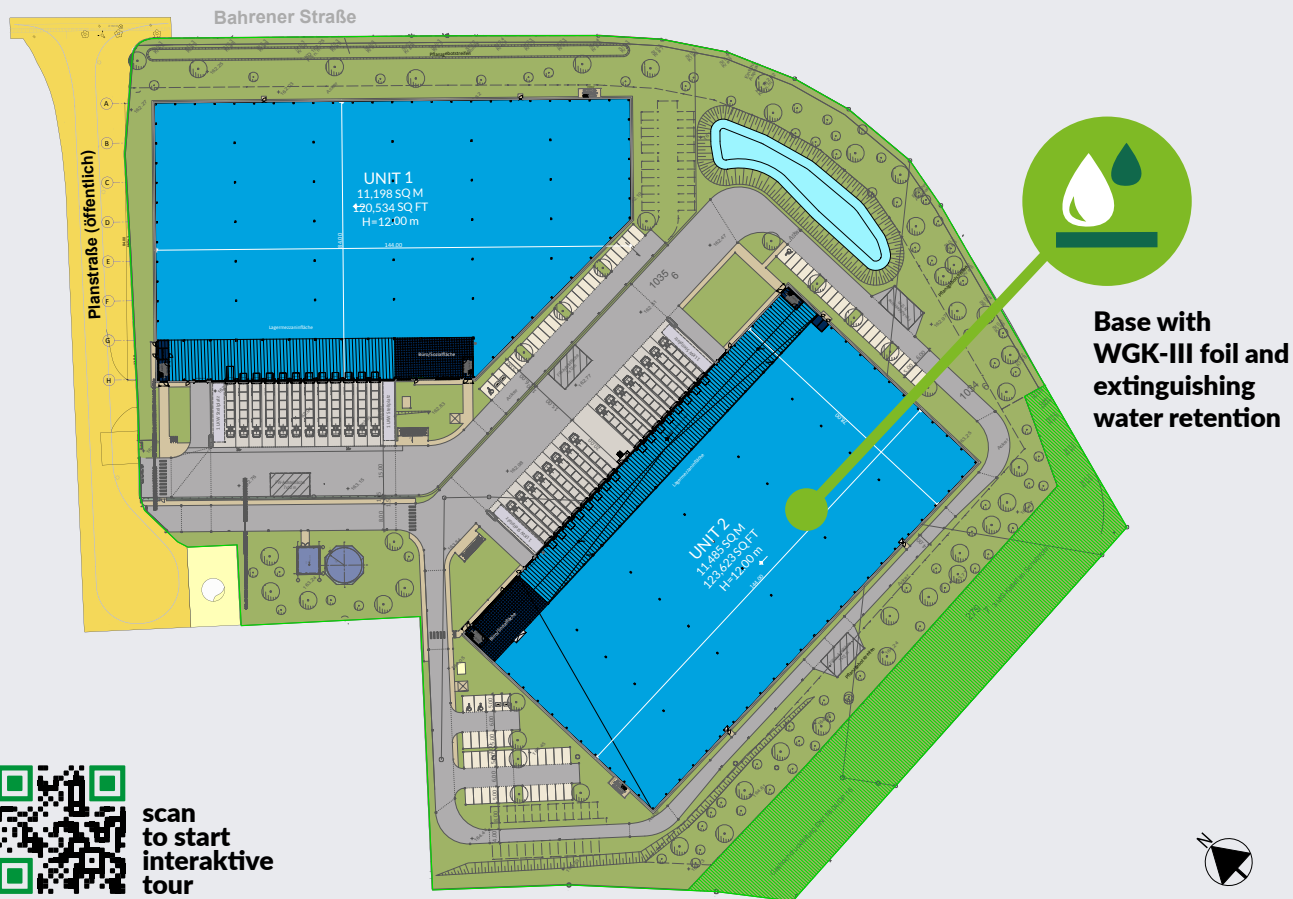
Optimal accessibility due to quickly accessible connection to the BAB 9 or BAB 38 motorways

LOCATION AND TRAVEL DISTANCES



| Destination | Km |
|-------------|-----|
| Leipzig | 31 |
| Dresden | 82 |
| Chemnitz | 85 |
| Magdeburg | 148 |

| Ziel | Km |
|--------|-----|
| Erfurt | 181 |
| Berlin | 191 |
| Prag | 224 |



SITE SPEC



25,732



276,977



High spec

| | Unit 1 | Unit 2 |
|-------------------------------|-----------------------------|-----------------------------|
| Warehouse | 10,891 SQ M (117,230 SF) | 11,172 SQ M (120,254 SF) |
| Mezzanine | 915 SQ M (9,849 SF) | 1,527 SQ M (16,436 SF) |
| Office and Social Rooms | 606 SQ M (6,523 SF) | 621 SQ M (6,684 SF) |
| Car Parking Spaces | 24 | 35 |
| Car Parking Spaces (optional) | 22 | 24 |
| Dock Doors | 12 | 16 |
| Level Doors | 1 | 2 |
| Floor loading capacity | 7t/SQ M | 7t/SQ M |
| Point load | 10t/SQ M | 10t/SQ M |
| Clear height | 12 m U.K.B. | 12 m U.K.B. |
| Sprinkler | FM Global | FM Global |
| WHG | no | WGK 3 |
| Certification | DGNB-Gold | DGNB-Gold |
| Photovoltaik | PV-Ready | PV-Ready |
| Air-air heat pump | yes | yes |



Leipzig Grimma Logistikcenter
Bahrener Straße
04668 Grimma
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.

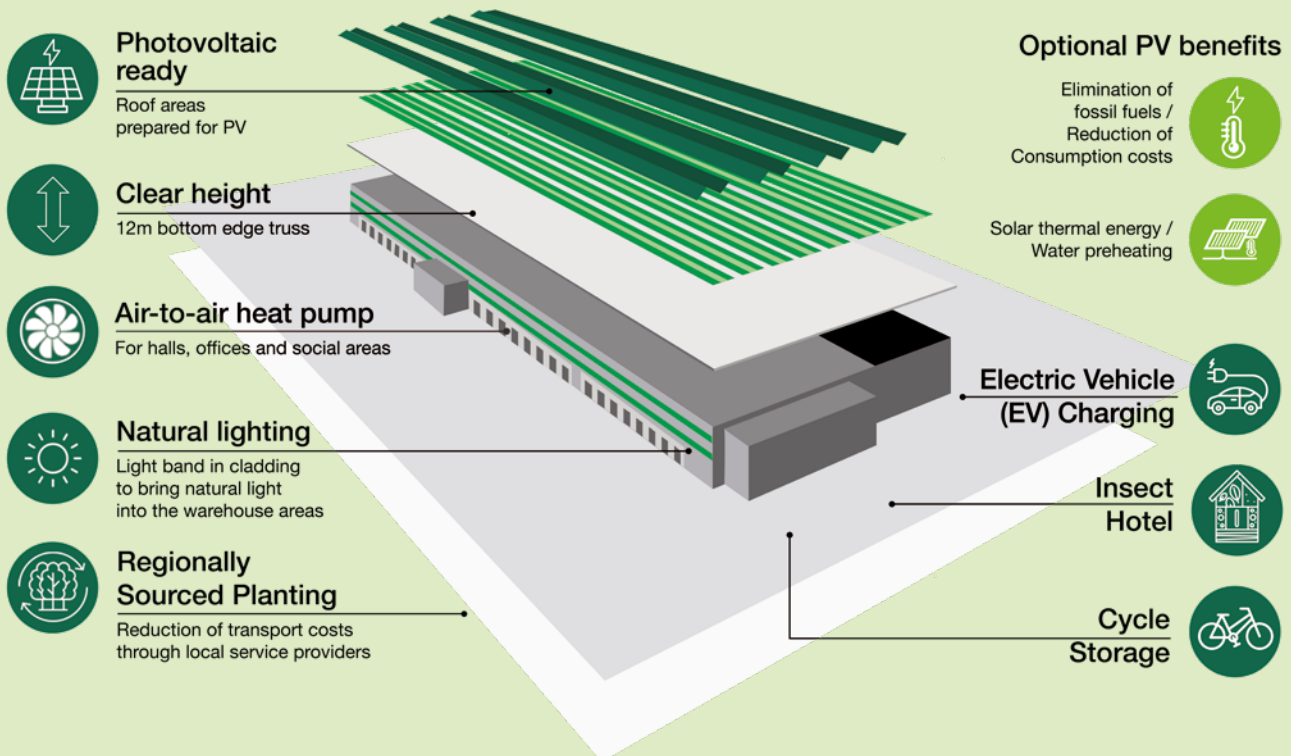


-30%

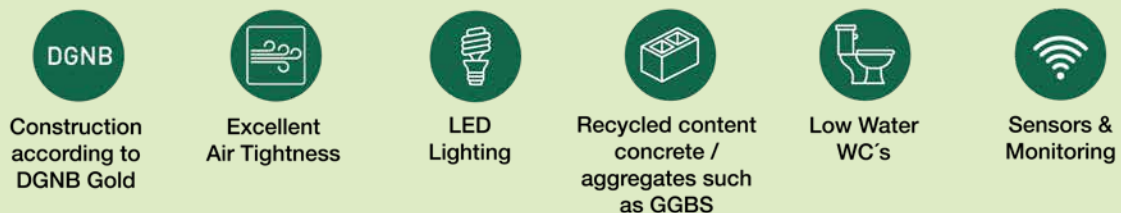
ENERGY STANDARD - INSULATION

To reduce operating costs, high-quality roof and facade insulation materials are used that exceed the legal standard.

The energy demand can be up to 30% below the legal standard.
(Based on GEG 2022)



Internals



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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