

LOGISTICS CENTRE **PHILIPPSBURG**

FLEXIBILITY MEETS POTENTIAL



**Available
Q3 2025**

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PHILIPPSBURG LOGISTICS CENTRE

PHILIPPSBURG ECONOMIC REGION

In a central European location, Philippsburg is embedded in the centre of the economic area of the Rhine-Neckar metropolitan region. This enables direct industry networks along the value chain, particularly due to a broad mix of international corporations and medium-sized companies with a global market orientation. The proximity to prestigious universities and colleges as well as the high availability of qualified labour in the region offers extraordinary potential for logistics and distribution.

With a population of around 14,000, the town of Philippsburg is strategically located in the north of Baden-Württemberg, centred between Karlsruhe and Mannheim.

The property itself is located in the “Bruchstücker” industrial estate, approx. 2.2 km north of the city centre of Philippsburg and thus has attractive transport links to the A5, A6 and A61 motorways.

3 of the 10 largest German inland ports in Karlsruhe, Mannheim and Ludwigshafen provide additional connectivity along the Rhine.



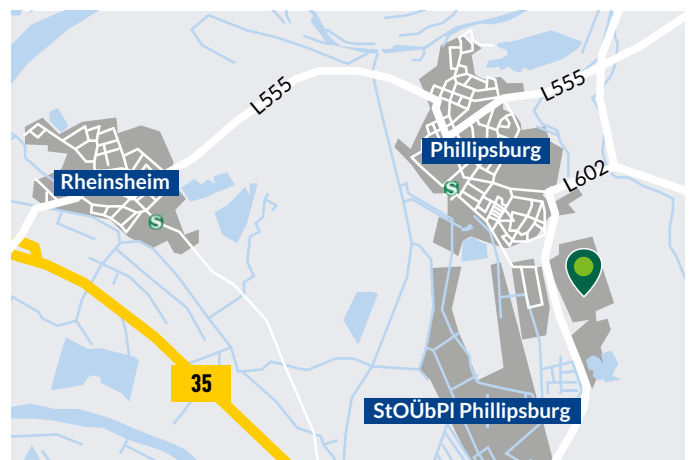
Strategic Location

with easy access to the A5, A6 and A61 motorways

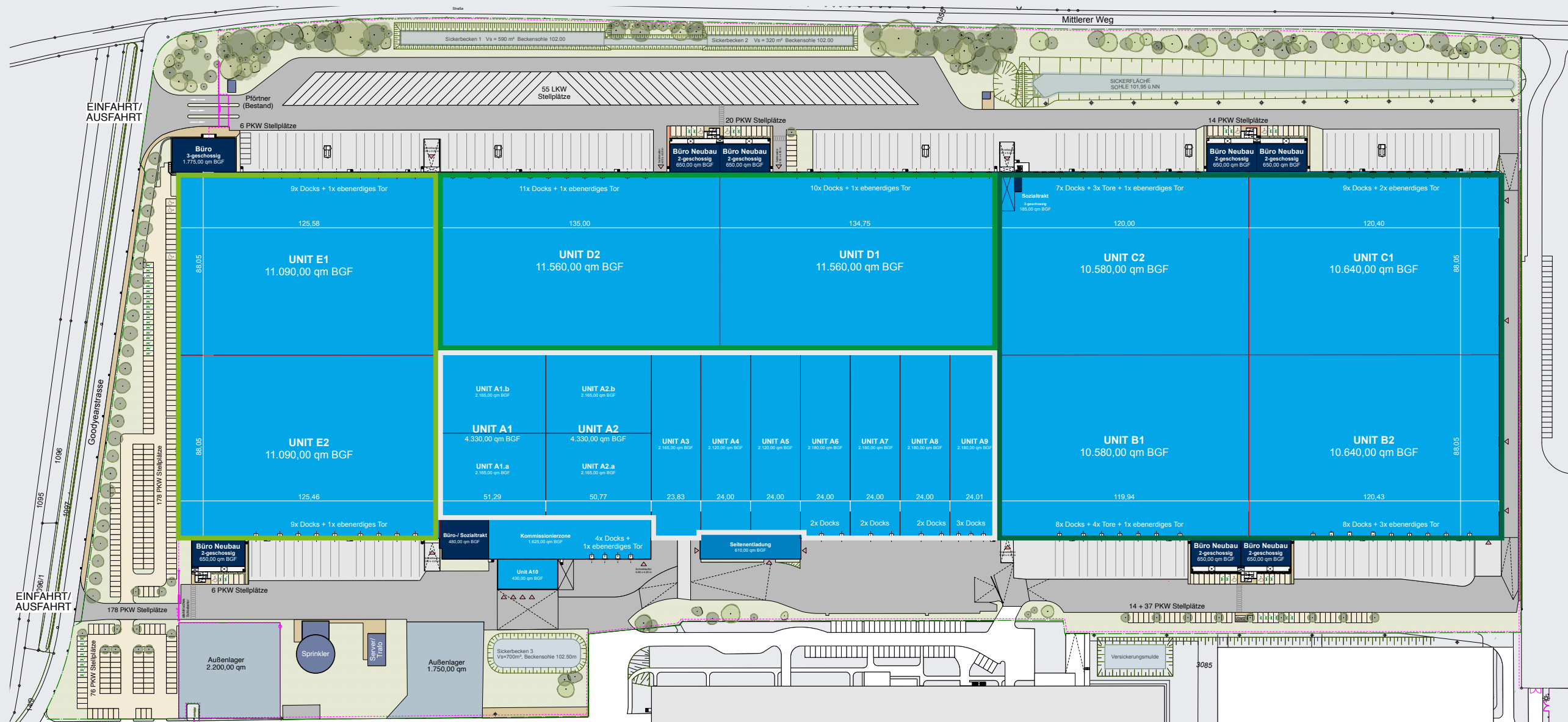
LOCATION AND TRAVEL DISTANCES



Ziel	Km
B35	4
A5	15
A6	22
A61	25



Ziel	Km
Karlsruhe	36
Mannheim	37
Stuttgart	92
Frankfurt	107



Scan to start
interactive
tour.



LOGISTICS CENTRE PHILIPPSBURG

Goodyearstraße 1
76661 Philippsburg
Germany



24.605 SQ M



24.420 SQ M



45.225 SQ M



26.320 SQ M

Total Size of Property	44.434 SQ M	43.440 SQ M	79.753 SQ M	41.008 SQ M
Warehouse	22.180 SQ M	23.120 SQ M	42.440 SQ M	25.840 SQ M
Office and Social Rooms	2.425 SQ M	1.300 SQ M	2.785 SQ M	480 SQ M
Outdoor storage	3.950 SQ M	-	-	-
Car parking spaces	70	74	135	82
Trailer parking spaces	10	12	20	13
Dock Doors	18	21	32	11
Drive in Ramps	2	2	7	3
Floor loading capacity	5t /m ²	5t /m ²	5t /m ²	5t /m ²
Clear height	10 m	10 m	10 m	6 – 10 m
ESFR-Sprinkler-System	✓	✓	✓	-
Year of construction	2007	2007	2011	1980 / 1987



Energy

The existing solar installation enables the attractive and sustainable utilisation of self-generated energy at the site.

Heating

Natural gas in halls and existing offices / high-efficiency heat pumps in new offices

Objective of ESG certification BREEAM "Very good" targeted



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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