

LOGISTICS CENTRE **PHILIPPSBURG**

FLEXIBILITY MEETS POTENTIAL



**Available
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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.



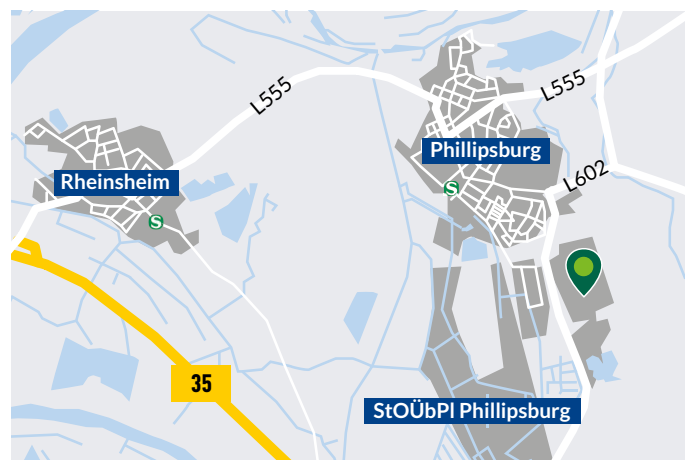
Strategic Location

with easy access to the A5, A6 and A61 motorways

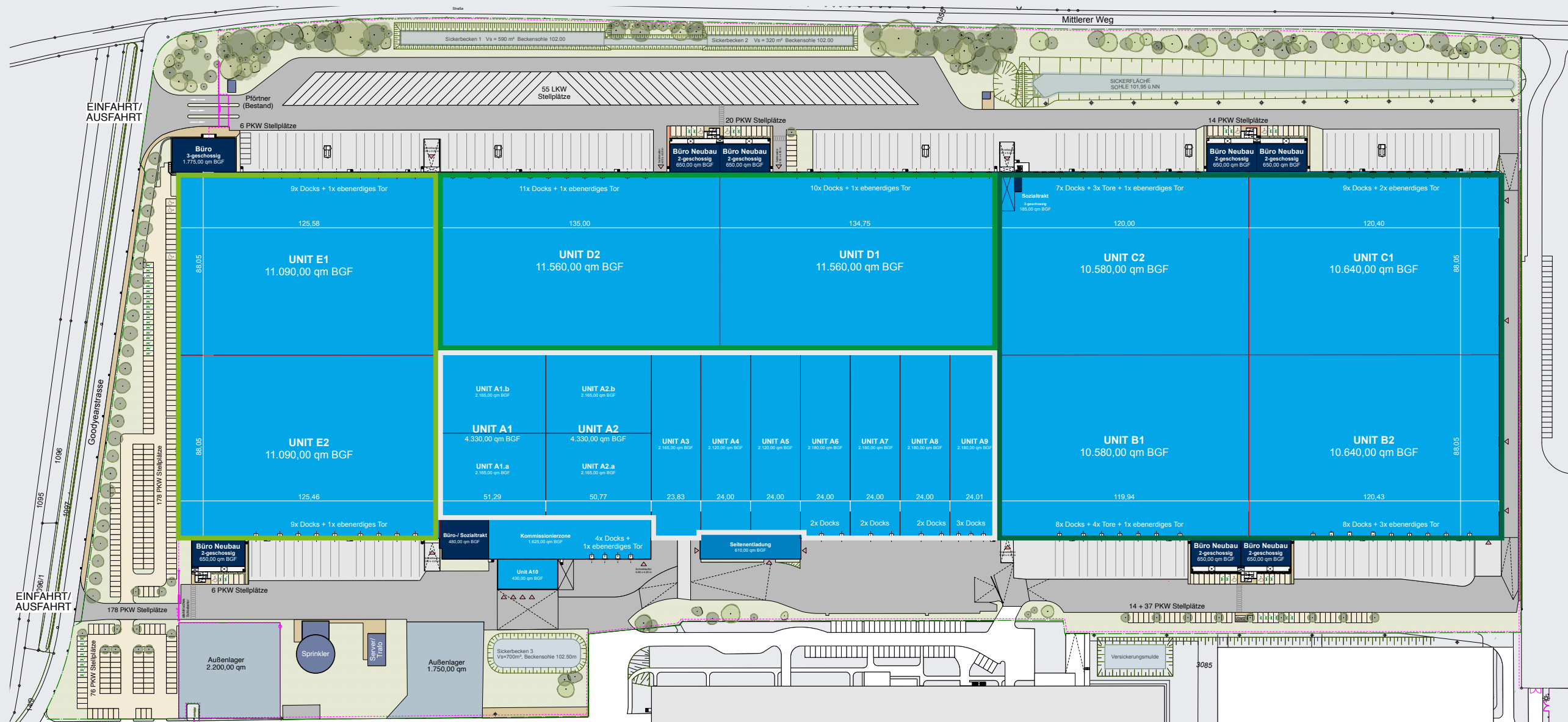
LOCATION AND TRAVEL DISTANCES



Ziel	Km
B35	4
A5	15
A6	22
A61	25



Ziel	Km
Karlsruhe	36
Mannheim	37
Stuttgart	92
Frankfurt	107



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



SPEZIFIKATION

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 Volkswagen. 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:



GLP 

Lukas Grimm
Senior Asset Manager
+49 (0) 174 631 43 60
lukas.grimm@glp.com

GLP PF Germany Management GmbH

Friedrich-Ebert-Anlage 35-37 // 33. OG, 60327 Frankfurt am Main, Germany
eu.glp.com