

SIMMERN 3 LOGISTICS CENTRE



55469 Simmern
(Rheinland-Pfalz)
Germany



Clear Height
10 - 12 m



65,300



702,883



Available
12 months after
conclusion of the
tenancy agreements*

eu.glp.com

*Details are not binding

SIMMERN 3 LOGISTICS CENTRE

RHEINLAND-PFALZ ECONOMIC REGION

The district town of Simmern in Rhineland-Palatinate is characterised by its central location between the metropolitan regions of Rhine-Main, Rhineland, France and the BeNeLux states. This strategic location provides access to approximately 31,500,000 million consumers in the regions within 3 hours by lorry, which represents a significant market potential for companies. The central location ensures excellent accessibility from Simmern to the most important conurbations in Europe. The location therefore offers an attractive base for companies wishing to benefit from proximity to the major markets.

Due to its immediate proximity to the A61 motorway, the future logistics centre is ideally connected to the national and international transport network.

The district town of Simmern is located on the 4-lane B50 motorway, which is a motorway-like link between the A61, Frankfurt-Hahn and the Hochmosel crossing.

This means that the town is on the shortest transit route from the Rhine-Main area to BeNeLux. The well-developed local infrastructure supports efficient processes and short transport times.



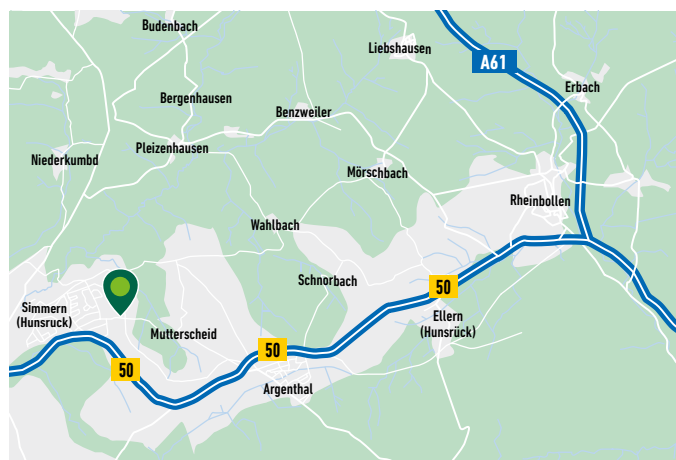
Strategic location

Immediate proximity to the A61 motorway.

LOCATION AND TRAVEL DISTANCES



Destination	Km
Koblenz	55
Mainz / Wiesbaden	63
Frankfurt am Main	103
Mannheim	112



Destination	Km
Saarbrücken	133
Cologne	158
Karlsruhe	174
Düsseldorf	196



scan
to start
interaktive
tour



The floor plan is provisional and may be subject to change.

SITE & BUILDING SPECS



65,300



702,883



High spec

Total Size of Property	160,003 SQ M (1722,258 SQ FT)
Warehouse	ca. 55,000 SQ M (592,015 SQ FT)
Mezzanine	ca. 6,800 SQ M (73,194 SQ FT)
Office / Social space	ca. 3,500 SQ M (37,673 SQ FT)
Car parking spaces	203
Trailer parking spaces	30
Dock Doors	66
Dock levellers	5
Floor loading capacity	5 – 7t / m²
Clear Height	10 – 12 m
ESFR-Sprinkler-System	✓



Logistikcenter Simmern 3

Mutterschieder Str. 5
55469 Simmern (Rheinland-Pfalz)
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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