

# ENSE HOEINGEN LOGISTICS CENTRE



59469  
Ense-Höingen  
Germany



Clear Height  
5 - 11m



20,699



222,802



Available  
Q1 2026

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# ENSE-HOEINGEN LOGISTICS CENTRE

## RHEIN-RUHR ECONOMIC REGION

The economic region of Westphalia, with its strong industrial character and over five million inhabitants, is located in the centre of Germany and represents a significant growth market. A diverse industry mix of medium-sized global market leaders and international companies creates a close-knit network along the entire value chain. The proximity to prestigious colleges and universities as well as the high availability of qualified specialists in the region offer excellent conditions for companies in production, logistics and services.

The property at Harkortstraße 1 in Ense is conveniently located in the Westphalian economic region with direct access to the A44 motorway and easy access to the A1 and A2. It is centrally located between Dortmund, Soest and Arnsberg, ideal for business, logistics and services.

The South Westphalia region and its proximity to the Ruhr area offer a wide range of growth opportunities and Dortmund airport can be reached in around 40 minutes, while Duesseldorf and Cologne airports can be reached in around 90 to 120 minutes.

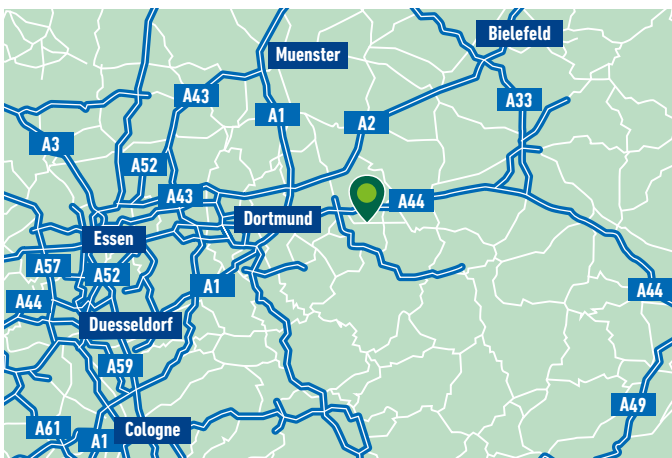
Additional connectivity is provided by the nearby inland ports of Hamm and Dortmund, which create ideal conditions for logistics-related activities.



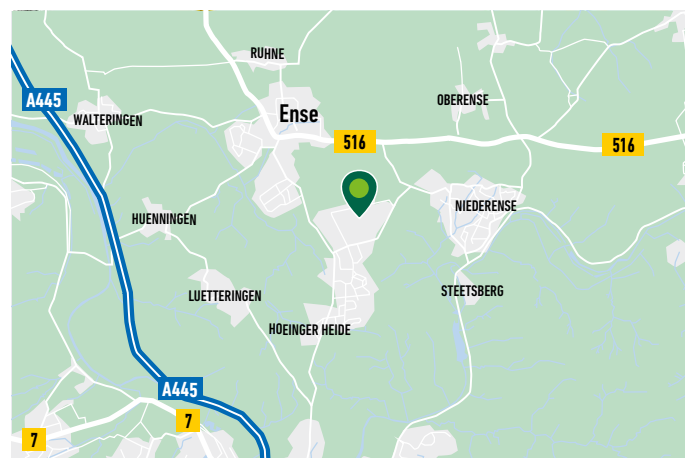
### Strategic location

A strategically well-located site with good access to the A44, A1 and A2 motorways.

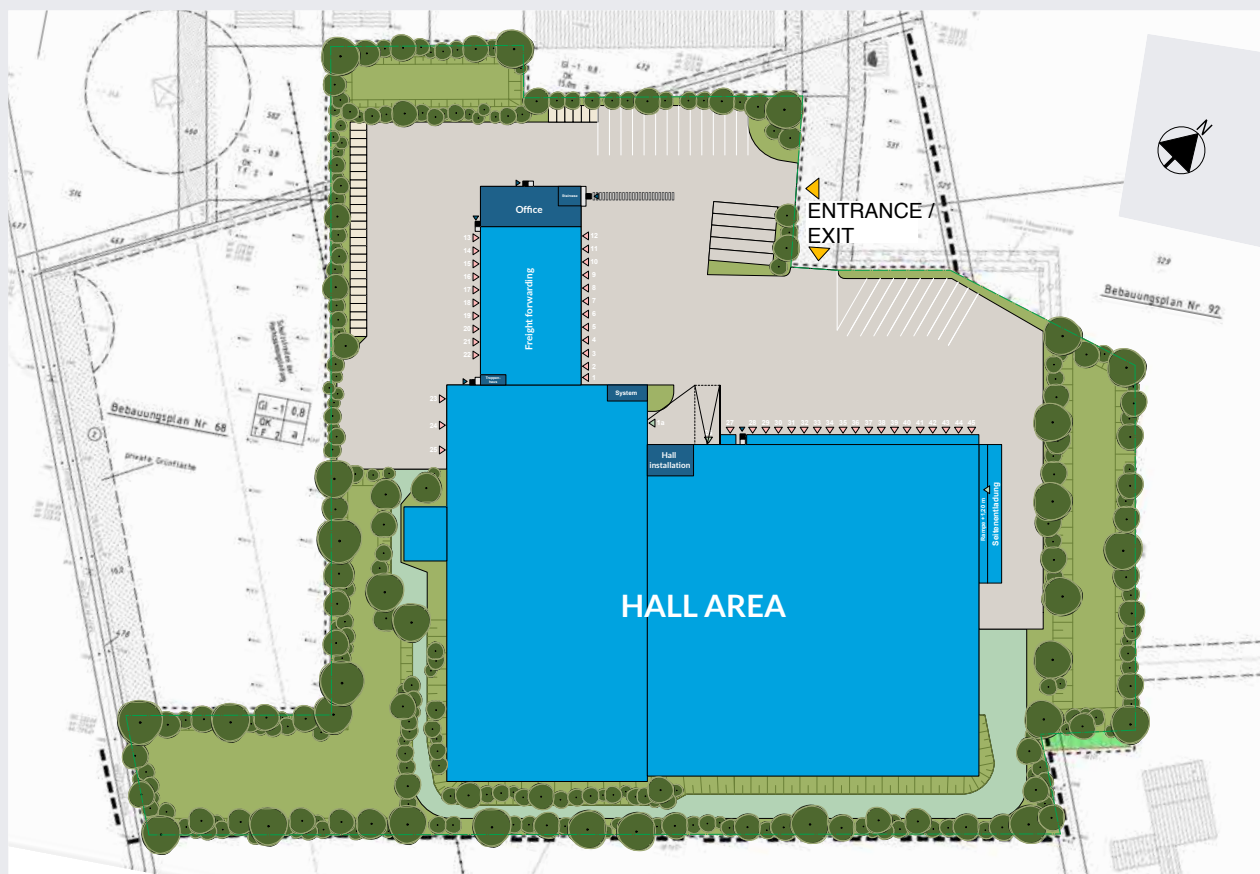
## LOCATION AND TRAVEL DISTANCES



Destination	Km
Dortmund	40
Muenster	70
Duesseldorf	100
Cologne	125



Destination	Km
Exit A44	11
Port of Dortmund	44
Dortmund Airport	30
Port of Hamm	30



## SITE & BUILDING SPECS



20,699



222,802



High spec

**Year of construction:** 2002 Office, high-bay warehouse and crossdock

**Expanded in 2007** by another hall High-bay warehouse

Warehouse	18,996 SQ M (204,471 SQ FT)
Office / Social space	1,703 SQ M (18,330 SQ FT)
Trailer parking spaces	27
Car parking spaces	73
Dock levellers	42
Dock Doors (4m x 4,5m)	2
Dock Doors (side unloading)	1
External roller shutters on ramp	2
Floor loading capacity	5t / SQ M
Clear Height	5 - 11 m
ESFR-Sprinkler-System	✓



### LOGISTICS CENTRE

Ense

Harkortstr. 1

59469 Ense-Hoeingen

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 CO<sub>2</sub> 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:**



**GLP** 

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