

# SCHIFFERSTADT LOGISTICS CENTRE



67105  
Schifferstadt  
Germany



Clear Height  
12m



40,123



431,880



Available  
NOW

[glp.com](http://glp.com)



# SCHIFFERSTADT LOGISTICS CENTRE

## SCHIFFERSTADT / RHEIN-NECKAR ECONOMIC REGION

The Rhine-Neckar metropolitan region is located between the Rhine-Main and Stuttgart metropolitan areas and is one of the most important business locations in Germany. Traditionally strong are the chemical, electrical and mechanical engineering industries as well as pharmaceutical and medical technology. The metropolitan region is crossed by important European east-west and north-south transport routes and is a sought-after location for logistics and distribution.

The Schifferstadt site has excellent transport links to the A5 / A6 Rhine-Neckar freeway interchange. Large cities in the region such as Mannheim, Germersheim and Ludwigshafen have high-performance cargo handling ports on the Rhine which enable transport to the major overseas ports in Northern Europe by water.

The property is ideally located in the heart of the Rhine-Neckar area. The nearest freeway access (A61 Schifferstadt) to the A65 can be reached in approx. 4 km without passing through the town. The A5 and A6 motorways can be reached in 20 minutes by car.

A large workforce potential, generous residential and commercial areas as well as an above-average purchasing power characterize the Rhine-Neckar region as a strategically favorable location.



### Strategic location

Excellent transport connections to the Rhine Neckar Triangle

## LOCATION AND TRAVEL DISTANCES



Destination	Km
Highway access A61	4
Mannheim	26
Heidelberg	56
Karlsruhe	65



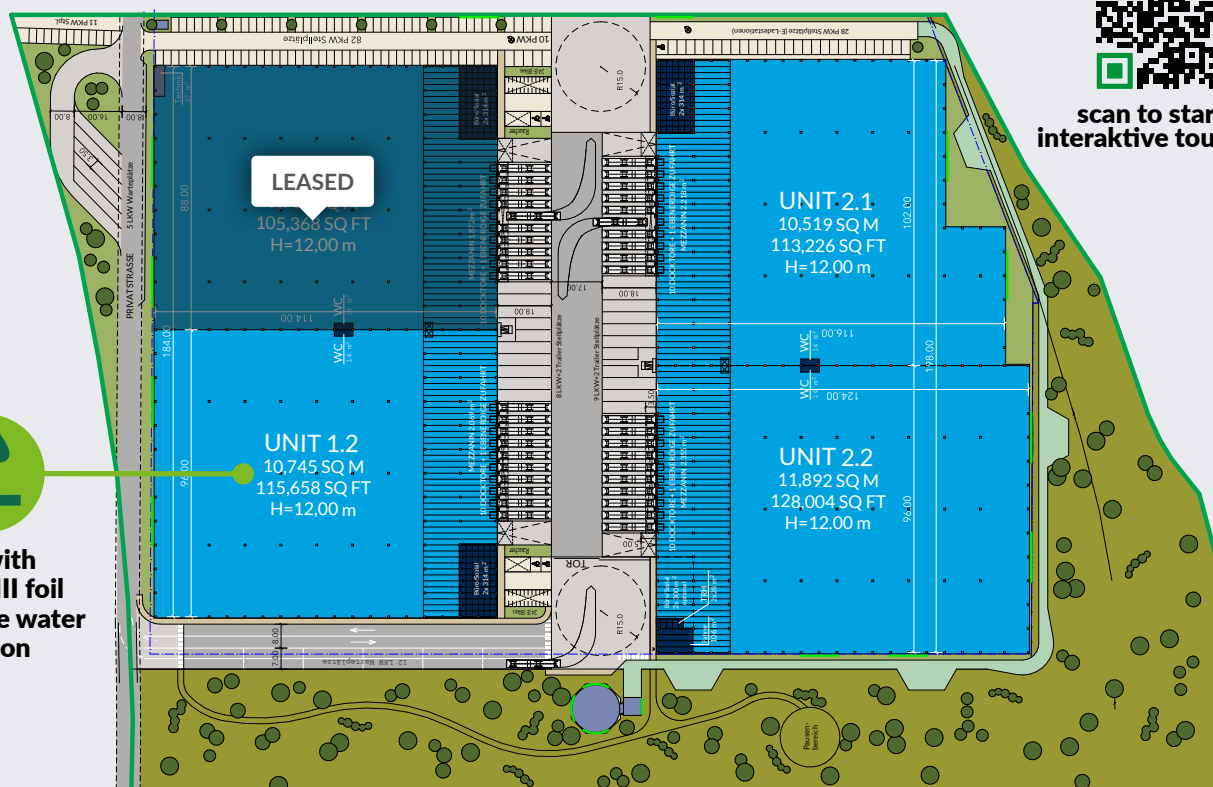
Destination	Km
Frankfurt airport	99
Frankfurt	108
Stuttgart	149



scan to start  
interaktive tour



Base with  
WGK-III foil  
and fire water  
retention



non-binding planning example

## SITE & BUILDING SPECS



40,123



431,880



High spec

Total Size of Property	97,239 SQ M (1046,672 SQ FT)
Warehouse	32,236 SQ M (346,985 SQ FT)
Mezzanine	6,578 SQ M (70,805 SQ FT)
Offices	1,309 SQ M (14,090 SQ FT)
Car parking spaces	94
Trailer parking spaces	31
Dock Doors	30
Drive in Ramps	6
Floor loading capacity	7t / SQ M
Clear Height	12 m
ESFR-Sprinkler-System FM Global	



### LOGISTIKCENTER

#### Schifferstadt

Ketzerweg 1  
67105 Schifferstadt  
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 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 DHL. 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** 

**Michael Gerke**  
Head of Development Germany

+49 (0)174 307 36 10  
michael.gerke@glp.com

**GLP**

Friedrich-Ebert-Anlage 35 - 37, 33. OG, 60327 Frankfurt am Main, Germany  
[eu.glp.com](http://eu.glp.com)