

## DUISBURG LOGISTICS CENTRE



47229  
Duisburg  
Germany



DGNB  
Gold  
Standard



24h/7  
admission



Clear height  
10m



28,701



Available  
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# DUISBURG LOGISTICS CENTRE

## RHINE-RUHR ECONOMIC REGION

The Rhine-Ruhr economic region is located in the heart of Europe and is characterized by a diverse mix of industries, including internationally active corporations and high-performing medium-sized companies with a global market orientation. This creates efficient networks along the entire value chain. This locational advantage is complemented by a large pool of qualified specialists and skilled workers. This creates excellent conditions for companies in the fields of logistics, distribution, and supply chain management.

Located in the important commercial and logistics hub of Duisburg, the property has extremely attractive transport links to the A3, A40, A57, and A59 motorways, as well as to an excellently developed rail and waterway network.

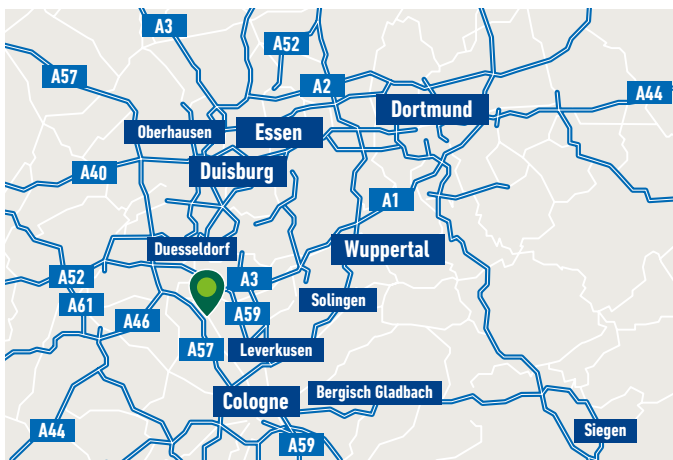
The excellent integration into the supraregional motorway network ensures fast and efficient access to national and international economic centers, making the location particularly attractive for logistics and distribution concepts.



### Strategic Location

A strategically well-located site with excellent connections to the A40, A57, A59, and A3 highways.

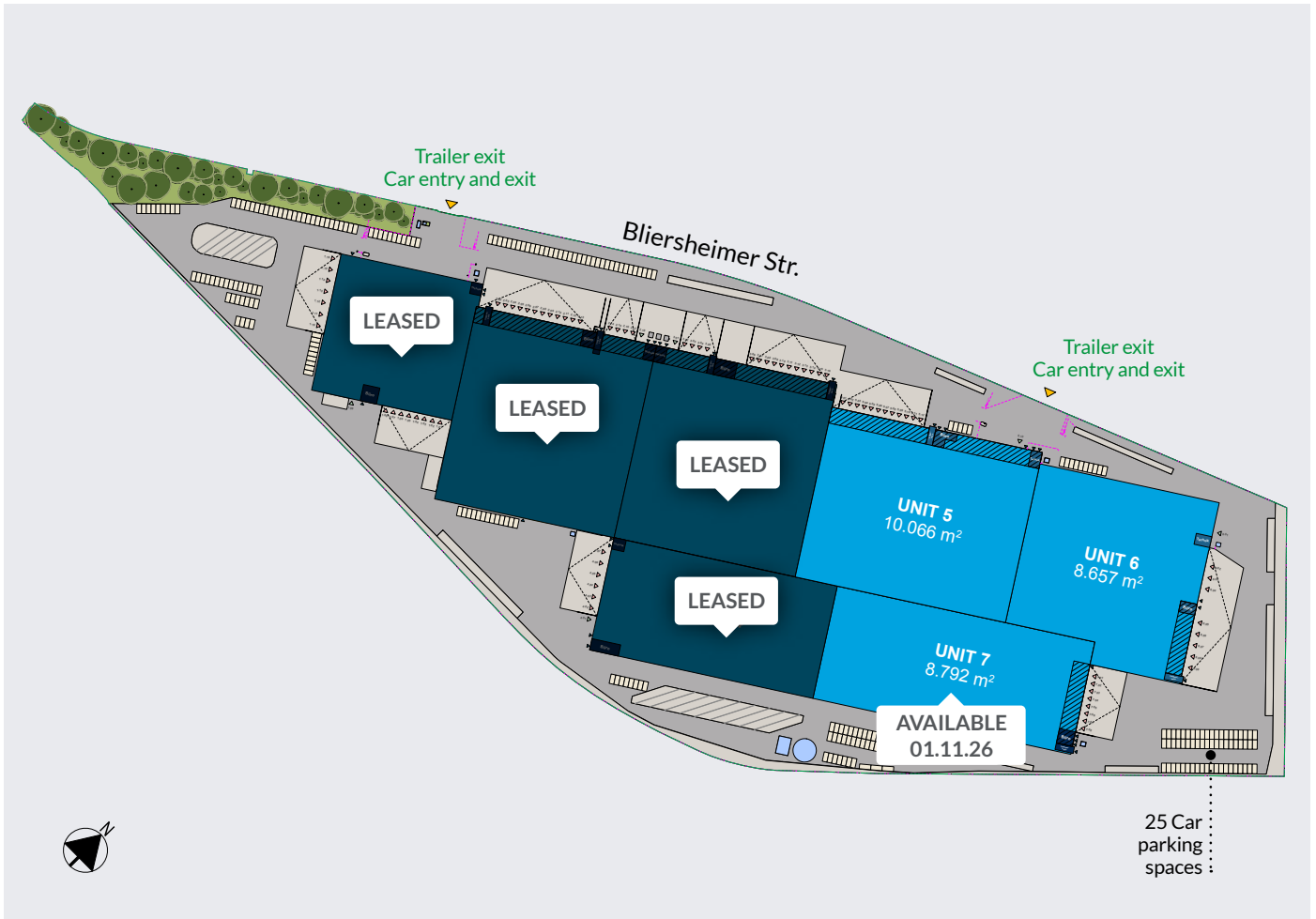
## LOCATION AND TRAVEL DISTANCES



| Destination                 | Km |
|-----------------------------|----|
| Motorway access A57         | 8  |
| Motorway junction (A40/A3)  | 12 |
| Motorway junction (A57/A44) | 17 |
| Motorway junction (A57/A40) | 20 |



| Destination      | Km |
|------------------|----|
| Port of Duisburg | 1  |
| Duesseldorf      | 35 |
| Dortmund         | 64 |
| Cologne          | 70 |



## SITE SPEC



28,701



24h / 7 admission



DGNB Gold Standard

|                        | Unit 5      | Unit 6     | Unit 7               |
|------------------------|-------------|------------|----------------------|
| Warehouse Unit         | 10,066 SQ M | 8,657 SQ M | 8.295 m <sup>2</sup> |
| Office /Social Rooms   | 682 SQ M    | 504 SQ M   | 497 m <sup>2</sup>   |
| Car parking spaces     | 14          | 11         | -                    |
| Dock Doors             | 11          | 9          | 8                    |
| Drive in Ramps         | 1           | 1          | 1                    |
| Floor loading capacity | 5t /SQ M    | 5t /SQ M   | 5t /m <sup>2</sup>   |
| Clear height           | 10 m        | 10 m       | 10 m                 |
| ESFR-Sprinkler-System  | ✓           | ✓          | ✓                    |



### Duisburg

#### Logistics Centre

Bliersheimer Str. 22  
47229 Duisburg  
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

For more information about GLP or the property, please visit our homepage or contact us:



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