



Marq Logistics Neuenstadt Unit 3

Wilhelm-Maybach-Straße 2-10, 74196 Neuenstadt am Kocher



10,788 sq m
available space



10 meters
clear hight



24h/7
access



available now
planned availability



Marq Logistics Neuenstadt Unit 3

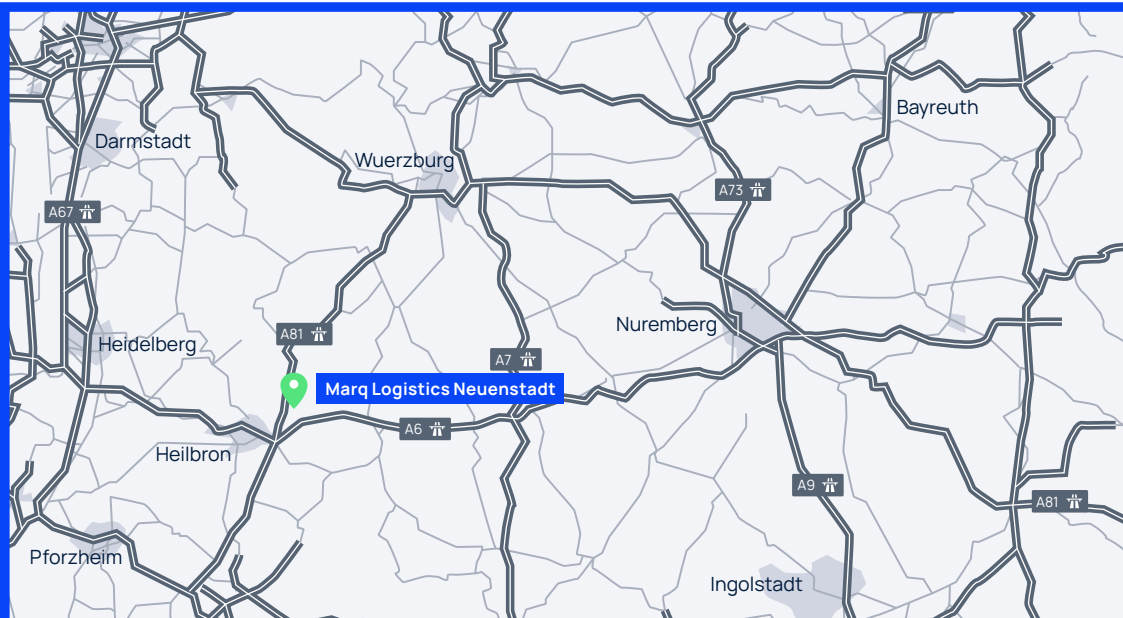
A central location for efficient logistics

The commercial site in Neuenstadt am Kocher stands out for its strategically excellent location in one of Germany's most important logistics regions. Direct access to the A81 highway and proximity to the A6 ensure excellent integration into the national and international transportation network. This allows for quick access to the economic hubs of Stuttgart, Heilbronn, Frankfurt, and Nuremberg, as well as the French border. The location's appeal is further enhanced by its proximity to the airports in Frankfurt, Karlsruhe/Baden-Baden, and Nuremberg, creating optimal conditions for national and international logistics processes.

Baden-Württemberg ranks among Europe's most productive industrial and logistics hubs. Over 11 million residents are within a 90-minute radius, giving the location access to one of Europe's most important consumer and sales markets. The region is characterized by internationally active companies in the automotive, mechanical engineering, and logistics sectors and offers ideal conditions for efficient goods flows as well as time-critical just-in-time and just-in-sequence processes. The established industrial park, home to companies such as Autajon Group, Audi Forum Neckarsulm, Grupo Sese, and CNH Industrial, underscores the location's appeal.

The property meets modern logistics standards with a clear warehouse height of 10 meters, a floor load capacity of 5 metric tons per square meter, and a total of 65 loading docks. The fact that it is fully leased to six tenants, the potential for rent increases, and the high-quality location offer attractive conditions for stable long-term use and value appreciation.





Transportation options



Highway A81

0,3 km

0:01 h

Highway A6

11 km

0:15 h



Relevant locations

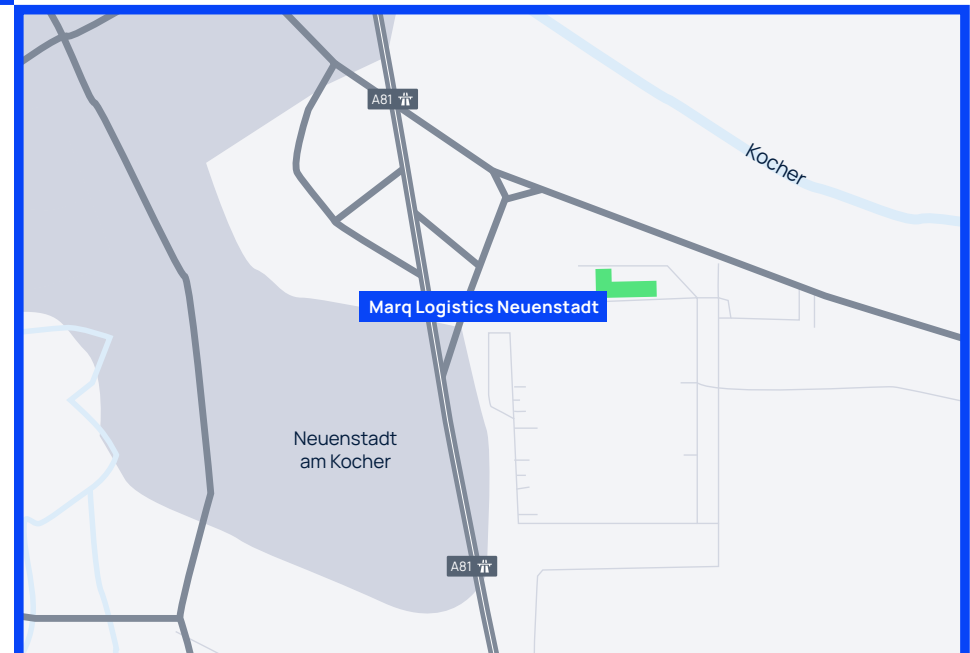
Heilbronn 22 km

Stuttgart 65 km

Mannheim 93 km

Frankfurt am Main 155 km

Nuremberg 154 km



Impact on the Location

Neuenstadt



Distances



Heilbron	22 km	0:27 h
Stuttgart	65 km	0:55 h
Mannheim	93 km	1:10 h
Frankfurt am Main	155 km	1:50 h
Nuremberg	154 km	1:55 h



Infrastructure

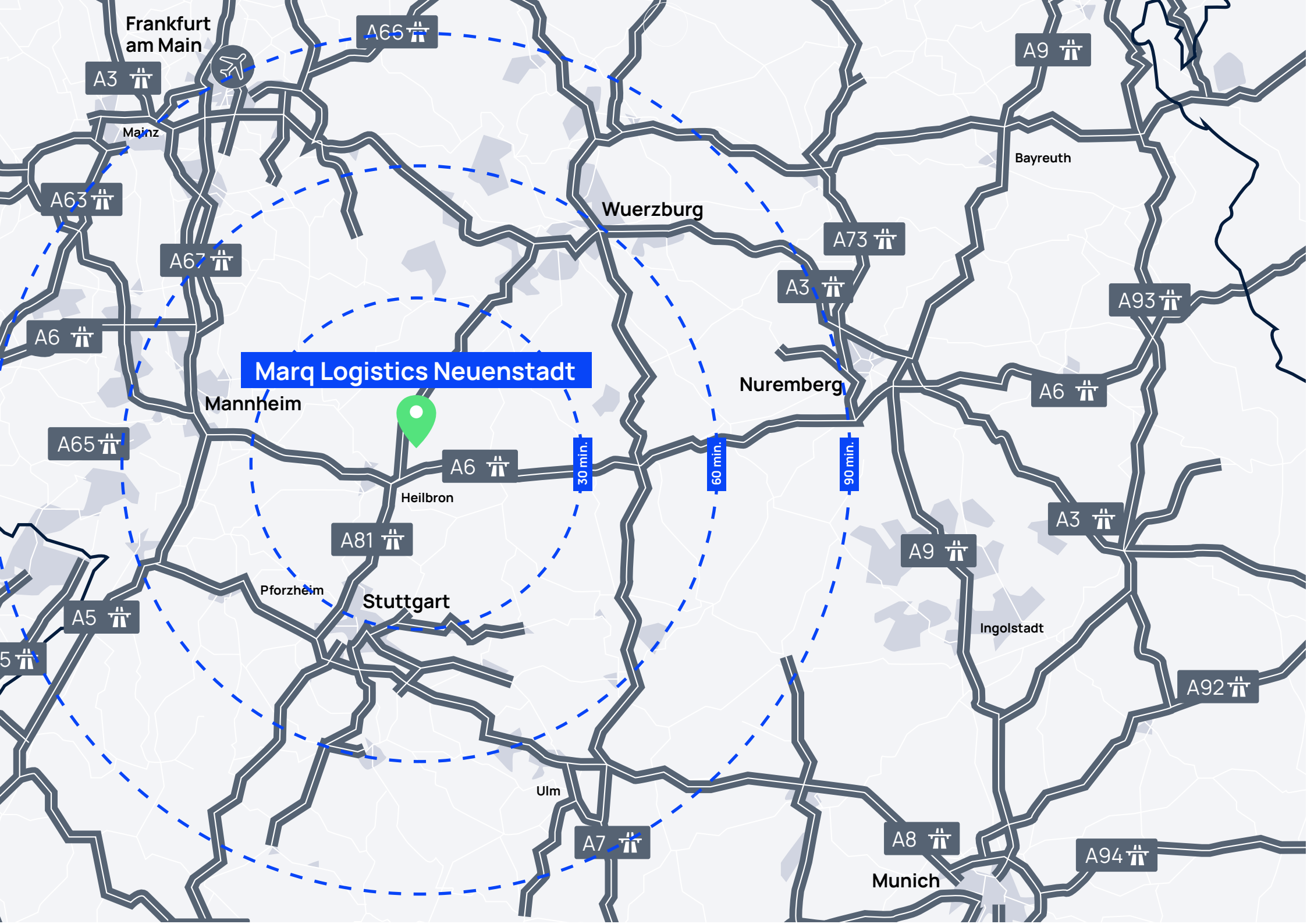
Gas Station	2 minutes
Public Transportation	4 minutes
Train Station	15 minutes
Frankfurt Airport	95 minutes
Nuremberg Airport	129 minutes



Population

ca. 30 minutes	≈ 600.000 – 800.000 people
ca. 60 minutes	≈ 5 – 5,2 Millions of people
ca. 90 minutes	≈ 10,8 – 11 Millions of people





Available space

and technical specification



min.
10,788 sq m
Available space



up to
100 sq m
Office- / Socialspace



available now
Scheduled availability



ESFR
Sprinklersystem



5t/sq m
Floor loading



3
Trailer parking spaces



15
Car parking spaces



10 m
Clear height

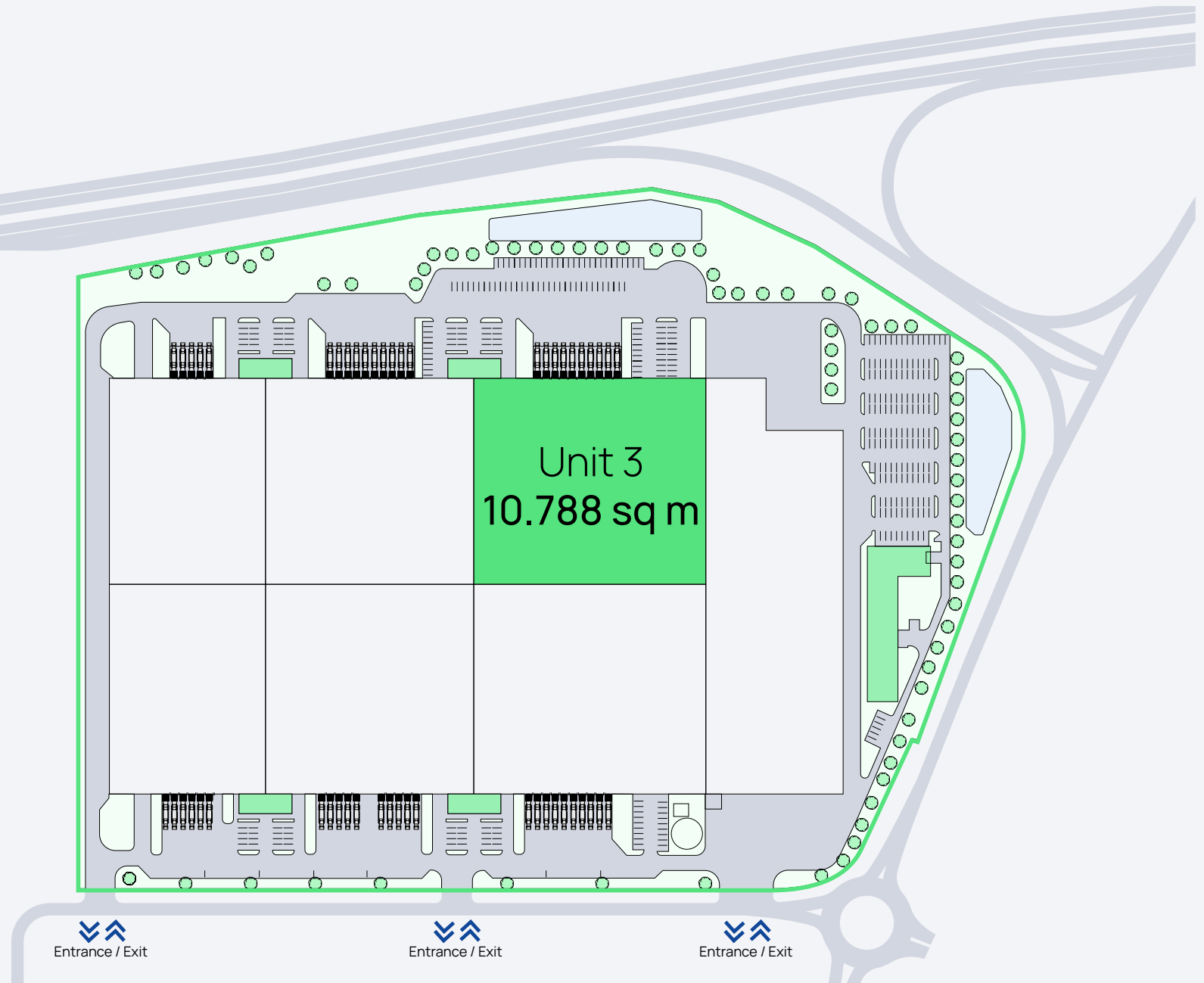


10
Dock doors



1
Drive in ramps





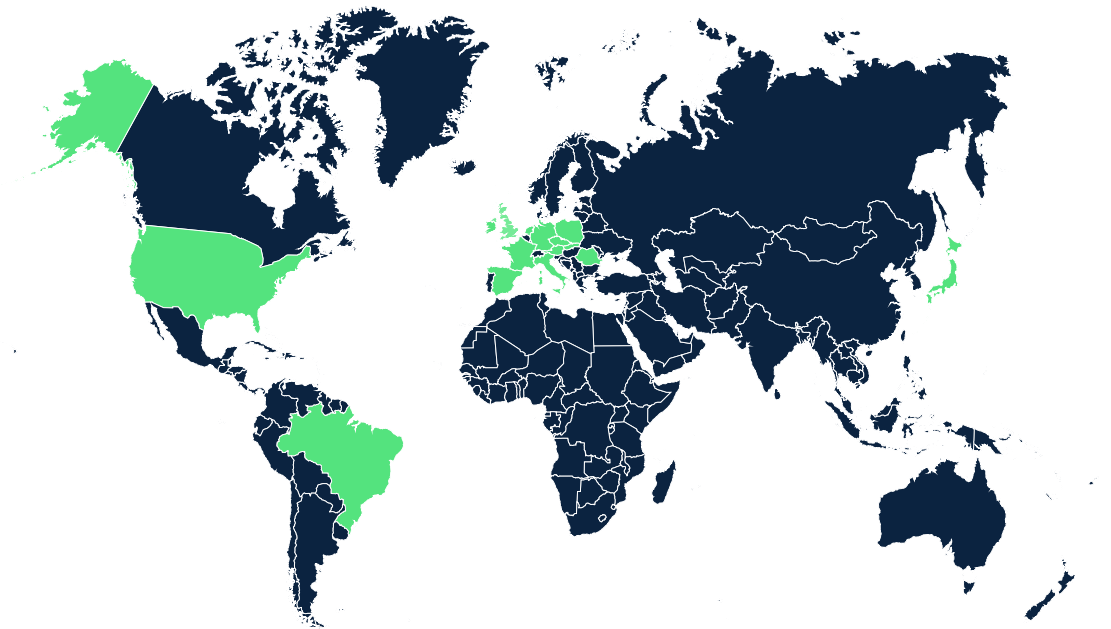


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.eu.glp.com





+49 162 629 3014
ejust@marqlogistics.com

Erika Just

Associate, Real Estate Management

Marq Logistics Germany
Friedrich-Ebert-Anlage 35 - 37, 33. OG
60327 Frankfurt am Main
marqlogistics.com