

Marq Logistics Kandel 2

Barthelsmühlring 28, 76870 Kandel, Germany



min. 16,451 sq m
available space



8 meters
clear height



DGNB Gold
planned certification



Q1/2028
planned availability



Marq Logistics Kandel 2

Efficient value creation through strong transportation links

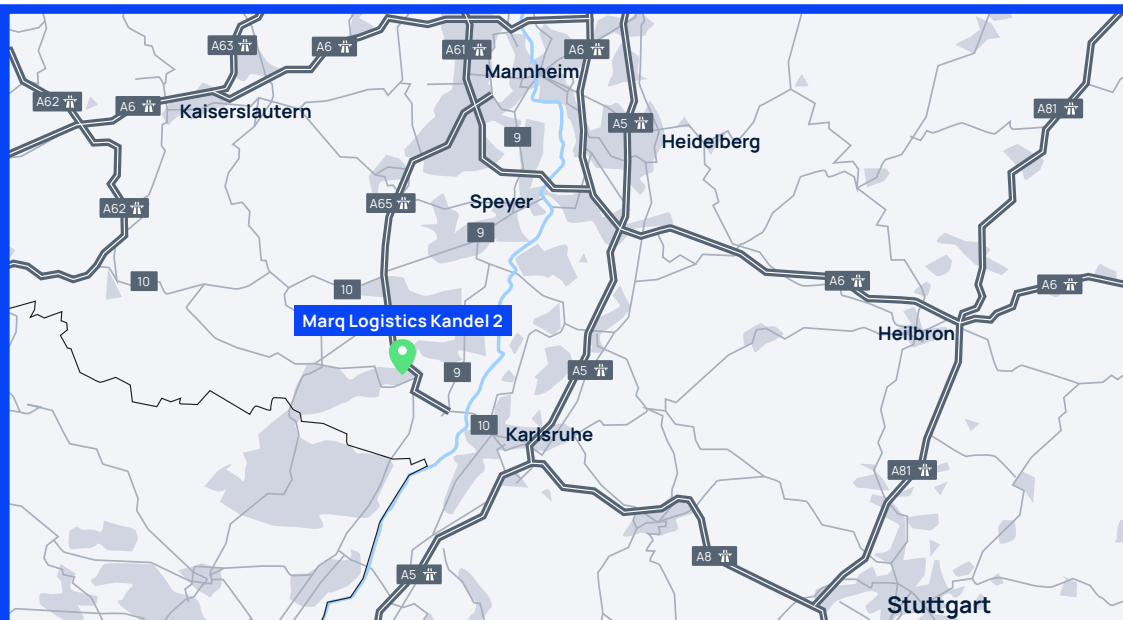
The commercial property at Barthelsmühlring 28 is particularly notable for its strategically advantageous location within an economically robust area. Its immediate proximity to the A65 highway and quick access to the A5 ensure excellent integration into the national transportation network. This allows for efficient access to key economic hubs such as Karlsruhe and the Rhine-Neckar metropolitan region, as well as neighboring French markets. This accessibility creates optimal conditions for commercial use, supports stable supply chains, and enables a high degree of planning certainty in day-to-day operations.

With its strong industrial base – characterized by internationally active companies in manufacturing, chemicals, automotive, mechanical engineering, and pharmaceuticals – the Rhine-Neckar region offers ideal conditions for value-added logistics processes and pre-assembly, particularly for time-critical just-in-time and just-in-sequence concepts. Proximity to key companies enables efficient management of goods flows along the entire supply chain—from delivery and warehousing processes to on-time redistribution.

The location is characterized by excellent availability of qualified workers in the fields of production, logistics, and administration. The industry-driven regional labor market offers robust expertise for operational, technical, and administrative functions, thereby constituting a significant



Non-binding planning example



Transportation options

Highway A65	1 km	0:01 h
Federal Highway B9	7 km	0:06 h
Highway B10	14 km	0:12 h
Highway A5	30 km	0:26 h
Highway A61	45 km	0:30 h
Highway A6	70 km	0:48 h



Relevant locations

Rhine Ports of Karlsruhe	22 km
Karlsruhe	24 km
Ludwigshafen on the Rhine	58 km
Mannheim	60 km
Heidelberg	78 km
Stuttgart	100 km



Impact of the Kandel location

Rhine-Neckar/Karlsruhe Corridor



Distances

		
Karlsruhe	23 km	0:25 h
Mannheim	60 km	0:45 h
Stuttgart	90 km	1:15 h
Frankfurt am Main	140 km	1:30 h



Infrastructure

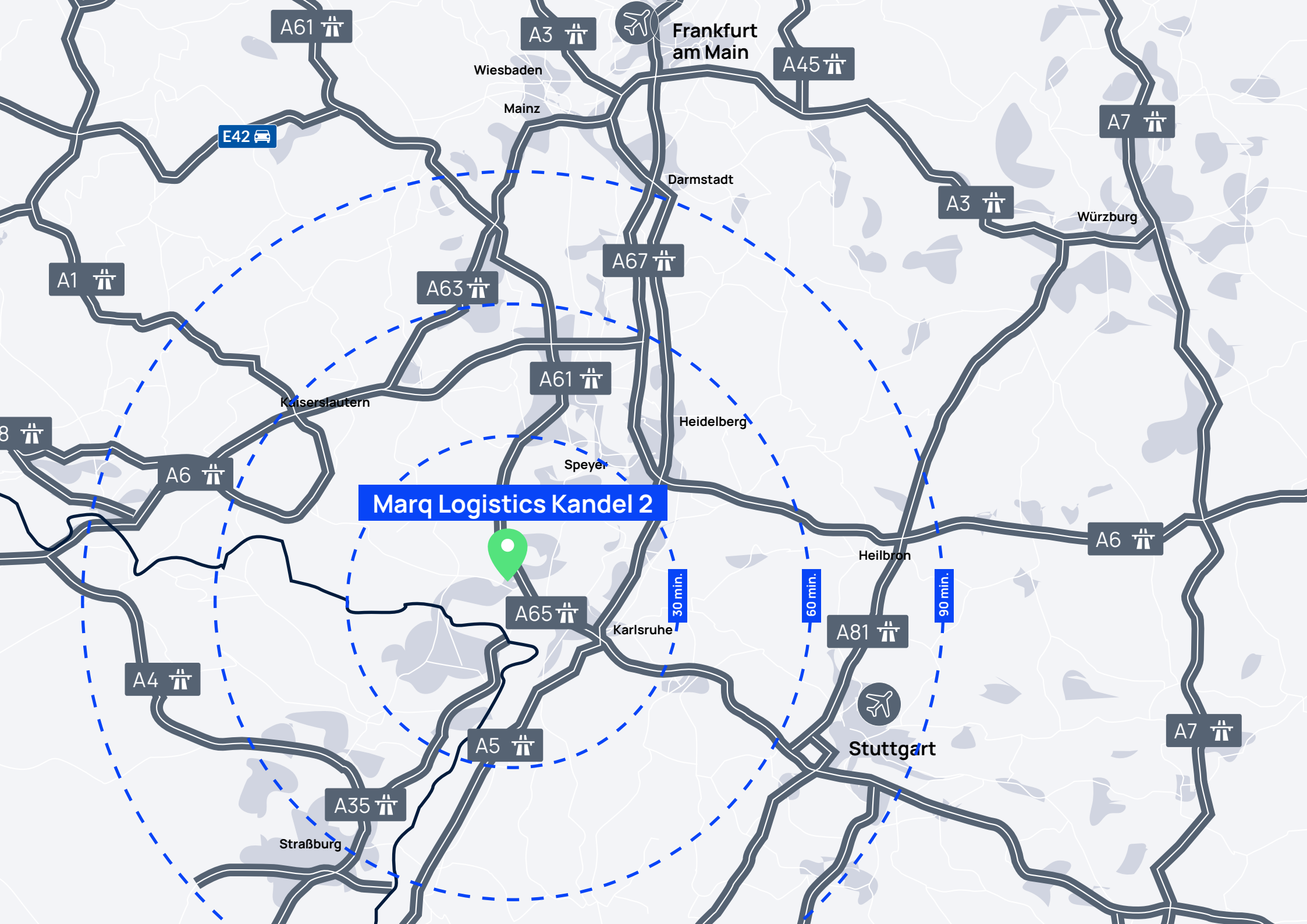
Gas station	1 minute
Public transportation	2 minutes
Train station	7 minutes
Port	19 minutes
Airport	45 minutes



Population

ca. 30 minutes	≈ 500.000 – 700.000 people
ca. 60 minutes	≈ 1,8 – 2,3 Millions of people
ca. 90 minutes	≈ 4 – 5 Millions of people
ca. 120 minutes	≈ 8 – 10 Millions of people





Available space

and technical specification



min.
16,451 sq m
Available space



up to
1,686 sq m
Office- / Socialspace



Q1/2028
Scheduled availability



ESFR
Sprinklersystem



5t/sq m
Floor loading



5
Trailer parking spaces



84
Car parking spaces



8 m
Clear height



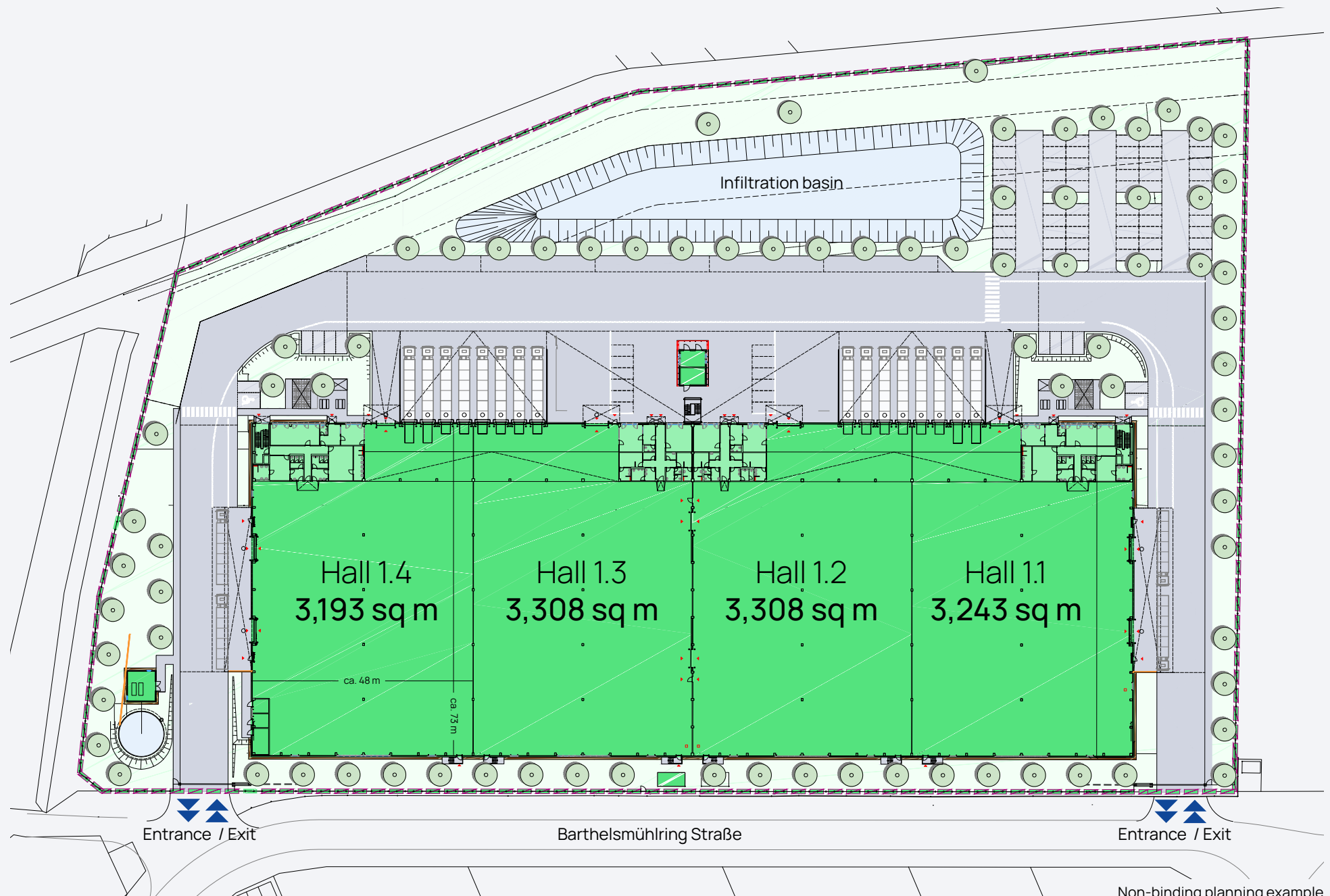
16
Dock doors



4
Drive in ramps



Non-binding planning example



Non-binding planning example

Designed

with well being in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



Cycle parking spaces



EV charging points



PV ready



Green Energy and
battery storage



Covered
outdoor areas



Green roofs and
green facades



Rainwater cistern



Low-carbon
building materials



Smart Meter



LED lighting



WGK 3 Firewater
retention



Glass facade





Non-binding planning example

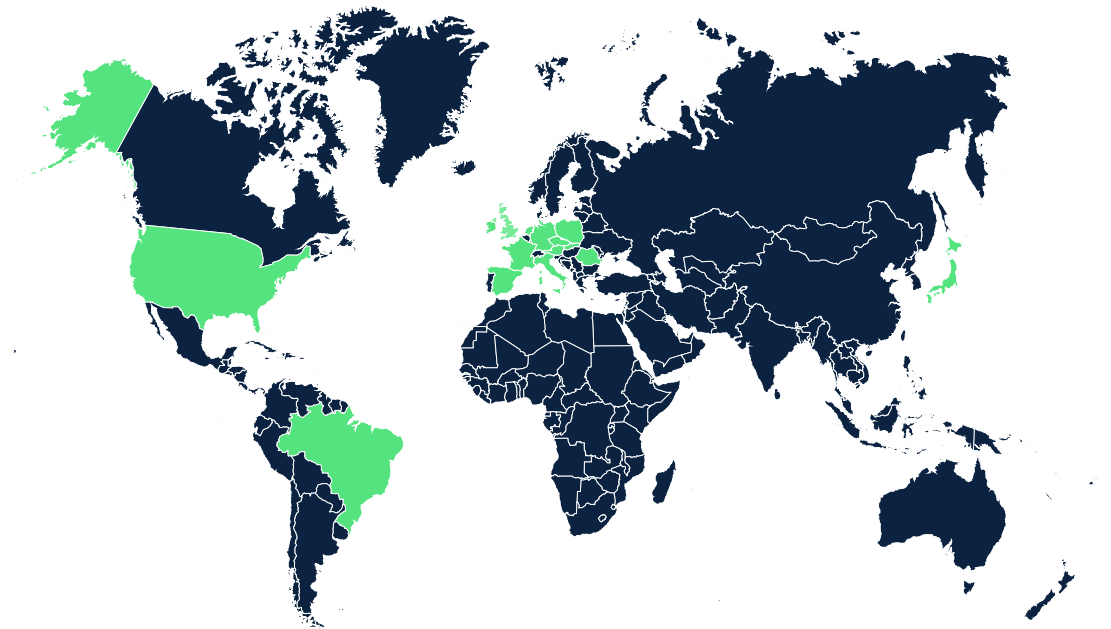


Proven track record

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





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