

Marq Logistics Mannheim 3

Dortmunder Straße 9, 68219 Mannheim-Rheinau, Germany



ca. 12,300 sq m
available space



12,20 metres
clear height



DGNB Gold
planned certification



12/2026
status / Non-binding



Marq Logistics Mannheim 3

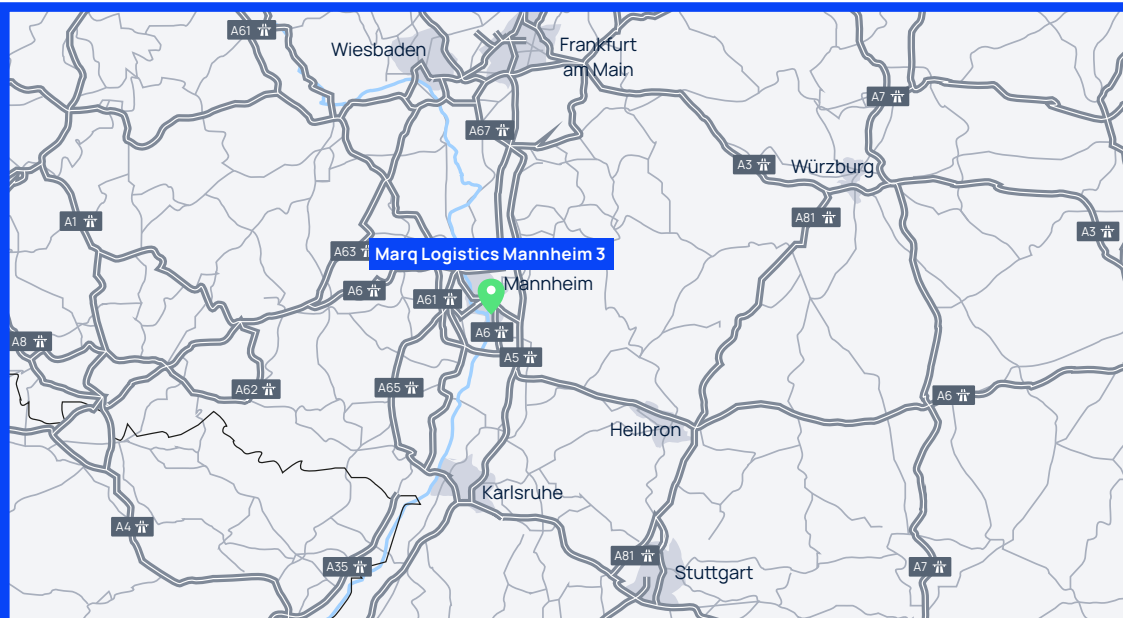
Logistics hub serving as a centre for national and international logistics

The logistics site in Mannheim-Rheinau stands out thanks to its strategically favourable location in the economically strong Rhine-Neckar metropolitan region and at the heart of key European transport and economic corridors. The region is one of Germany's most important business hubs and is characterised by a high concentration of internationally active companies, high-performing SMEs and industrial value chains. Its proximity to major industrial, manufacturing and commercial centres creates ideal conditions for efficient logistics, distribution and fulfilment processes.

The logistics centre at Dortmunder Straße 9 benefits from excellent links to the national road network. The B36 provides a direct connection to the motorway network, whilst the A6 is just a few kilometres away, offering quick access to Frankfurt, Stuttgart and Karlsruhe. The transport infrastructure is complemented by the A5, A656 and A61, enabling efficient access to key economic regions in southern, western and northern Germany. The central location also provides efficient links to the conurbations along the Rhine corridor, as well as to markets in France, the Benelux countries and Switzerland.

A particular advantage of the location is its proximity to the Rhine and Mannheim Port. Mannheim Port offers extensive facilities for freight handling and multimodal transport chains. The combination of an efficient road network, rail infrastructure and inland waterway transport creates ideal conditions for flexible supply chains and the efficient handling of regional, national and international flows of goods.





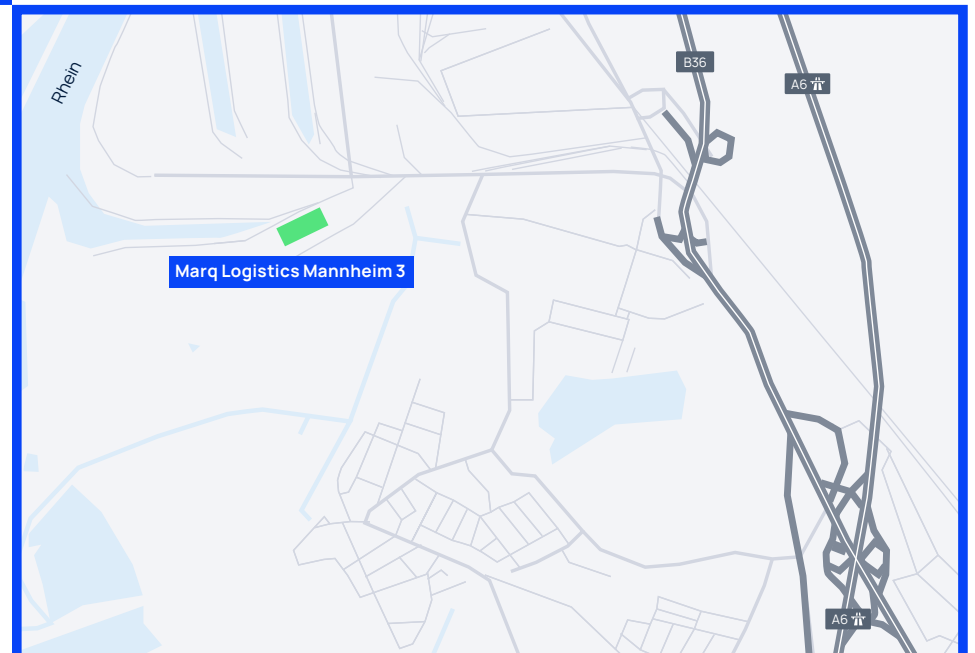
Transportation options

		
Federal Highway B36	2 km	4 min.
Highway A6	6 km	5 min.
Highway A656	8 km	10 min.
Highway A5	10 km	14 min.
Highway A61	20 km	20 min.



Relevant locations

Port of Mannheim	6 km
Ludwigshafen am Rhein	12 km
Heidelberg	25 km
Worms	30 km
Karlsruhe	65 km
Frankfurt am Main	80 km
Stuttgart	130 km



Available space

and technical specification



ca.
10,300 sq m
Available space



ca.
978 sq m
Mezzanine area



ca.
715 sq m
Office- / Socialspace



12/2026
availability / non-binding



ESFR
Sprinklersystem



5t/sq m
Floor loading



20
Car parking spaces



12,20 m
Clear height

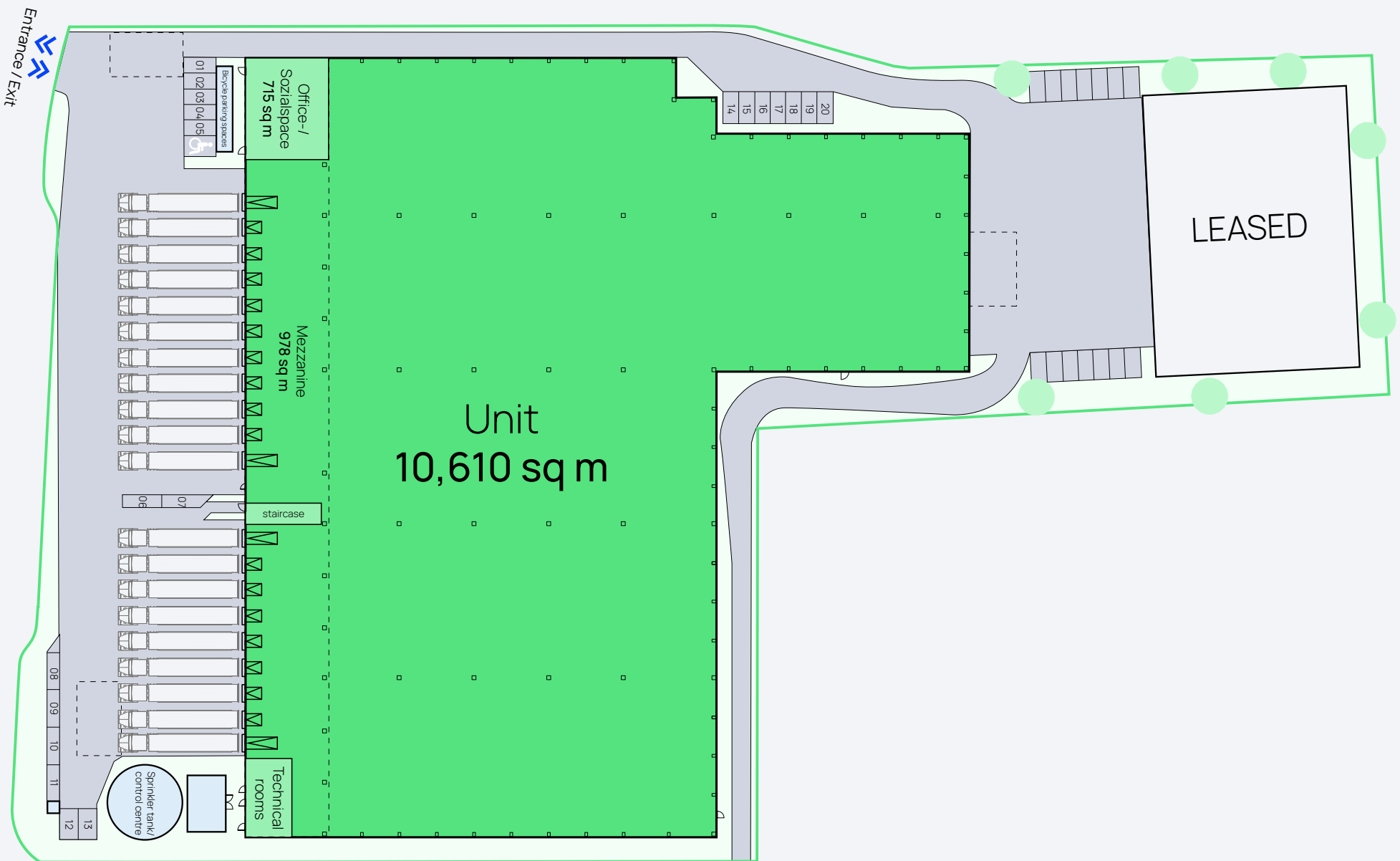


20
Dock doors



2
Drive in ramps





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 and solar-ready roof 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



LED lighting



Green Energy and
battery storage



Covered
outdoor areas



PV ready





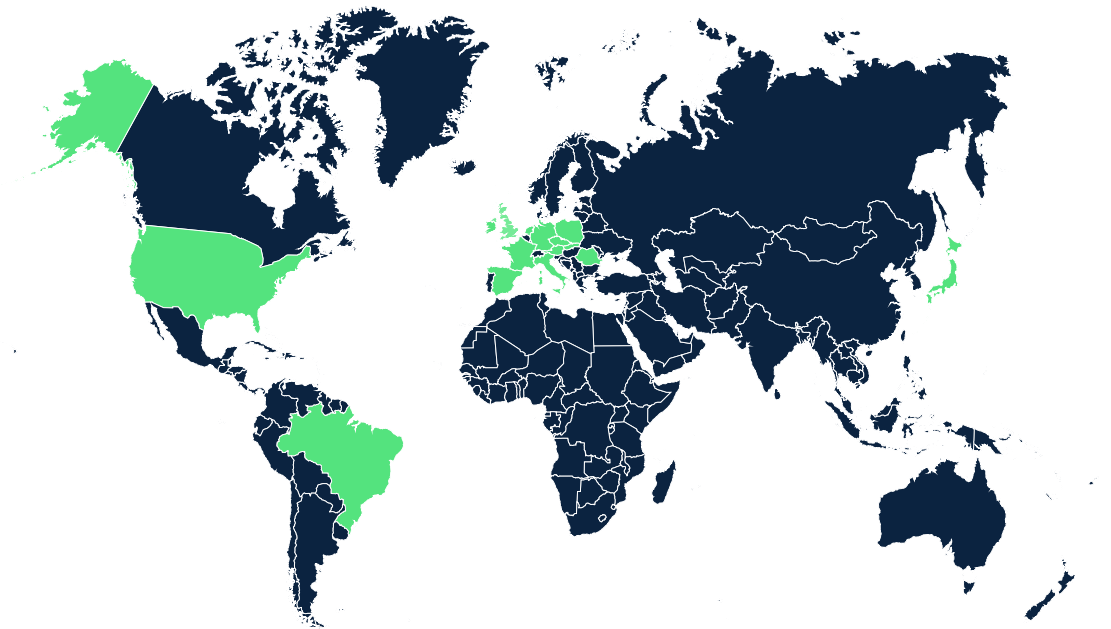


Proven track record

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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