

Marq Logistics Philippsburg 2

Oberfeldweg 154, 76661 Philippsburg, Germany



min. 23,050 sq m
available space



12 meters
clear height



DGNB Gold
planned certification



Q3/2027
planned availability



Marq Logistics Philippsburg 2

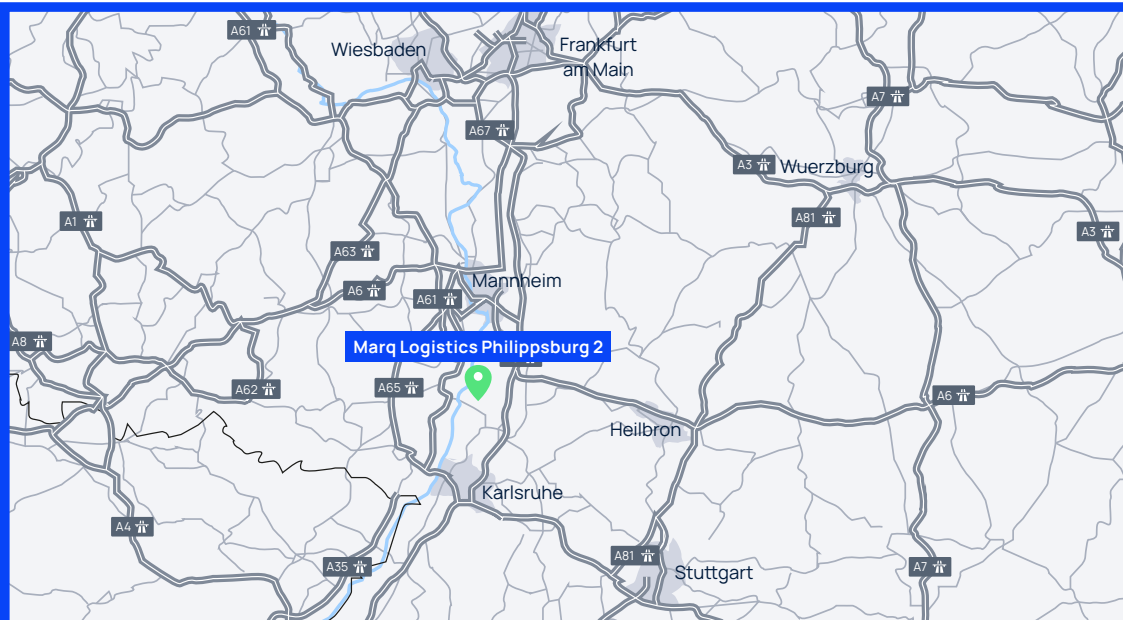
The hub for efficient logistics in the Rhine-Neckar metropolitan region

The logistics hub in Philippsburg stands out thanks to its strategically central location in the heart of Europe and within the economically vibrant Rhine-Neckar metropolitan region. As part of one of Germany's most significant economic regions, companies benefit from a high-performing environment featuring internationally active corporations, innovative SMEs and closely interconnected value chains. The region's strong economic power and its proximity to key industrial and manufacturing sites create ideal conditions for efficient logistics, distribution and fulfilment processes.

The logistics centre is situated on the site of the former Salm Barracks and boasts excellent transport links. The A5, A6 and A61 motorways are within easy reach and provide direct access to national and international economic centres. Thanks to its central location between Karlsruhe and Mannheim, the metropolitan areas along the Rhine corridor and the markets in France, the Benelux countries and Switzerland can be served efficiently. The road links are complemented by the region's trimodal infrastructure: the inland ports of Karlsruhe, Mannheim and Ludwigshafen – three of Germany's largest Rhine ports – provide ideal conditions for efficient supply chains, international flows of goods and multimodal logistics processes.

The high quality of the location is complemented by an attractive labour market environment. The Rhine-Neckar metropolitan region has a large catchment area for skilled workers and benefits from renowned universities and colleges. The wide pool of well-trained staff in the fields of logistics, production, engineering and administration offers companies long-term planning certainty and ideal conditions for sustainable growth.





Transportation options

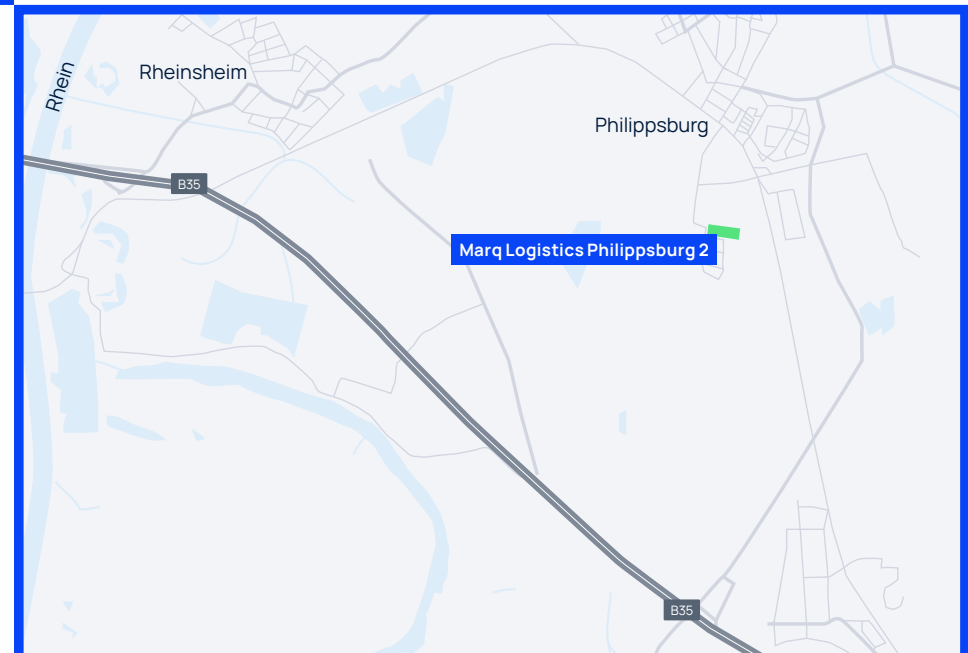


Federal Highway B35	4,7 km	0:04 h
Highway A6	6 km	0:12 h
Highway A5	12 km	0:14 h
Highway A61	14 km	0:20 h



Relevant locations

Karlsruhe	32 km
Mannheim	35 km
Stuttgart	88 km
Frankfurt am Main	107 km



Impact of Location

Philippsburg



Distances



Karlsruhe	32 km	0:30 h
Mannheim	35 km	0:28 h
Stuttgart	88 km	1:15 h
Frankfurt am Main	107 km	1:20 h



Infrastructure

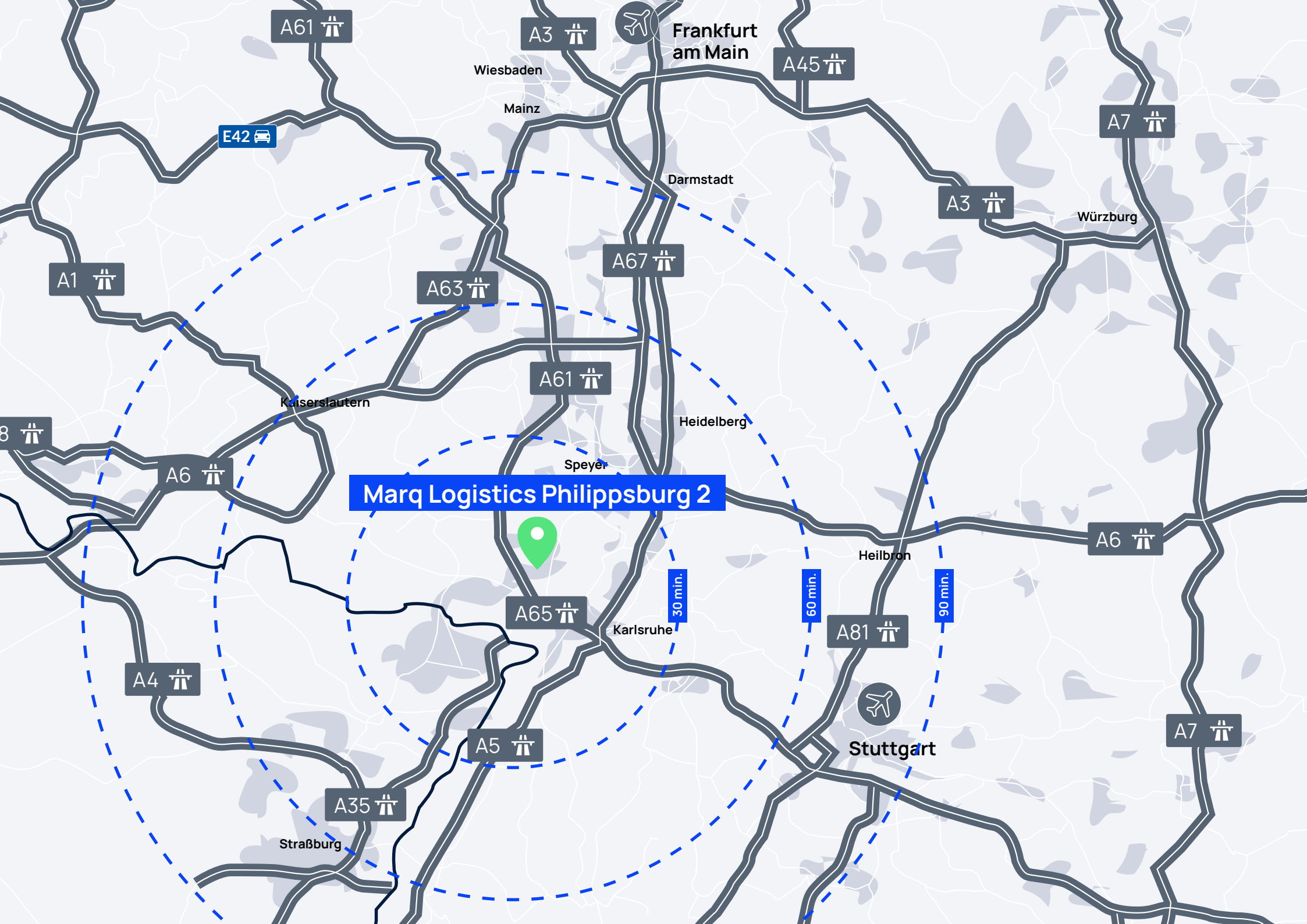
Gas station	3 minutes
Public transportation	6 minutes
Train station	6 minutes
Port	35 minutes
Airport	60 minutes



Population

ca. 30 minutes	≈ 700.000 – 900.000 people
ca. 60 minutes	≈ 3,8 – 4 Millions of people
ca. 90 minutes	≈ 10,5 – 10,7 Millions of people
ca. 120 minutes	≈ 16,3 – 16,50 Millions of people





Available space

and technical specification



min.
23,050 sq m
Available space



up to
1,253 sq m
Office- / Socialspace



Q3/2027
Scheduled availability



ESFR
Sprinklersystem



7t/sq m
Floor loading



7
Trailer parking spaces



69
Car parking spaces



12 m
Clear height



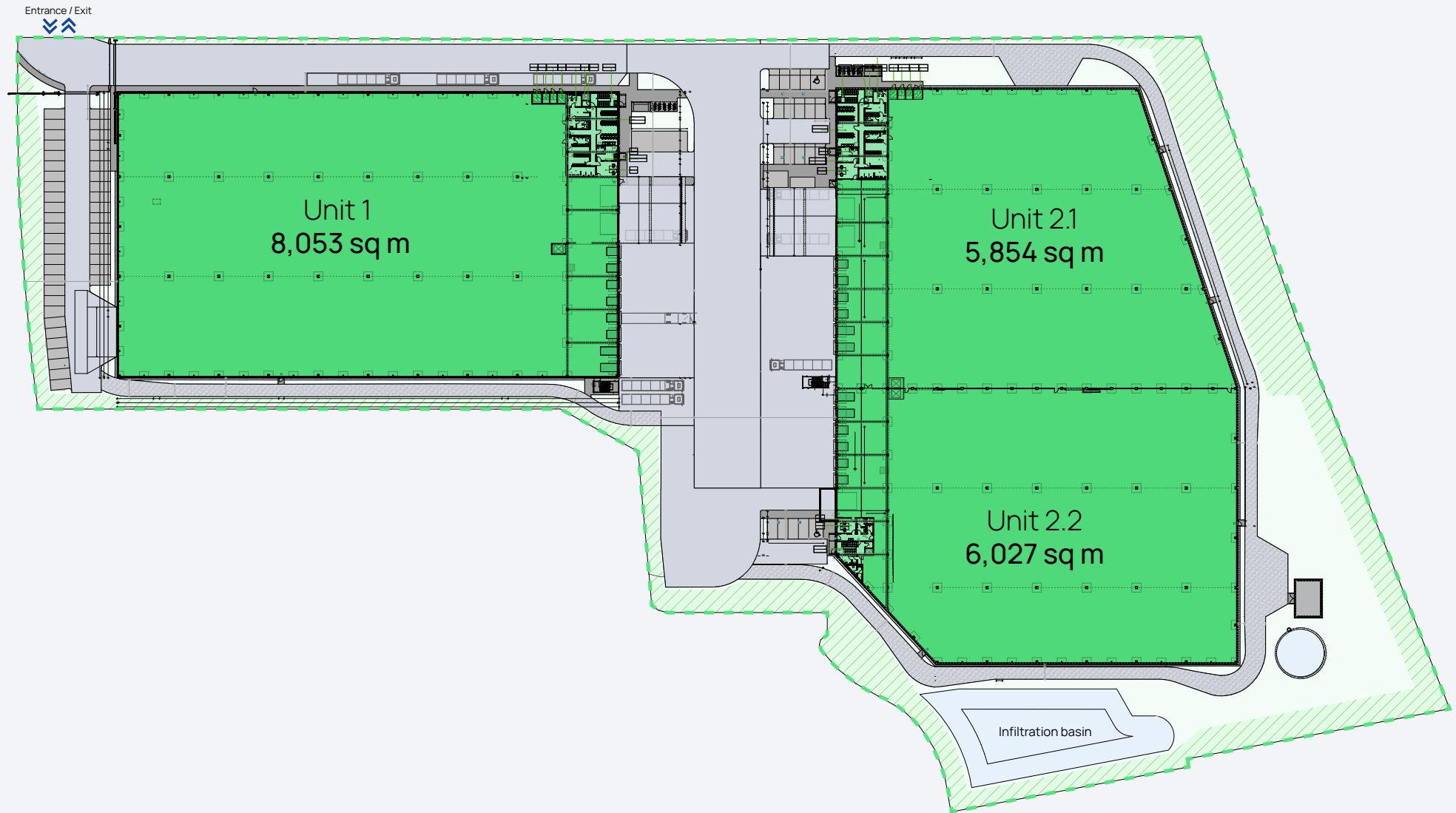
20
Dock doors



5
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



Smart Meter



Green Energy and
battery storage



Covered
outdoor areas



Rainwater cistern



Low-carbon
building materials



LED lighting



PV ready





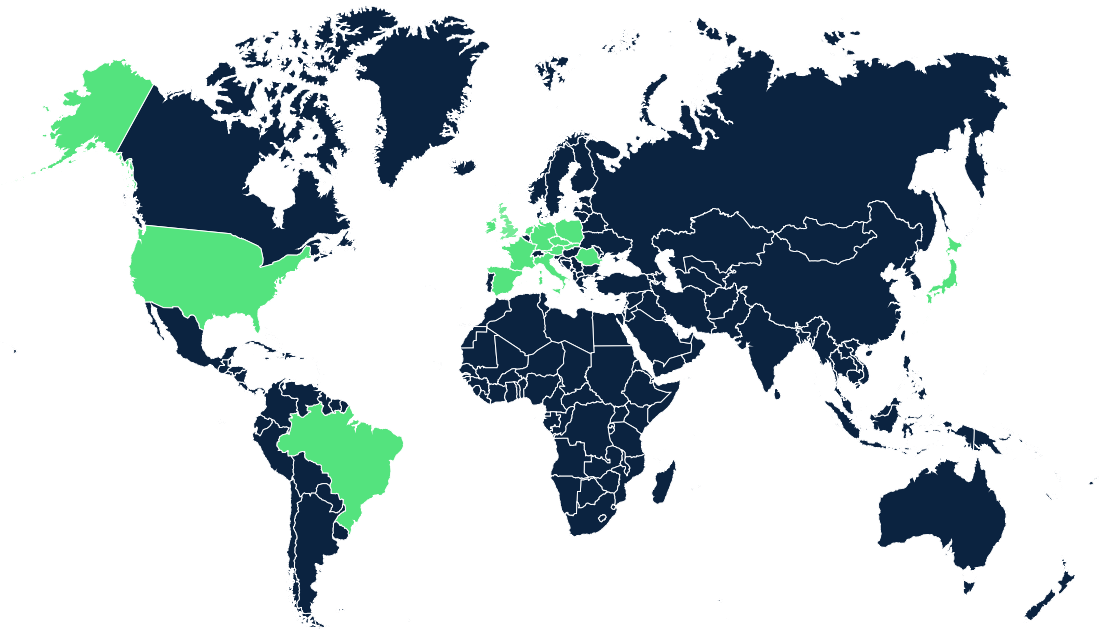


Proven track record

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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