

Marq Logistics Simmern 3

Mutterschieder Str. 5, 55469 Simmern (Rheinland-Pfalz), Germany



min. 65,300 sq m
available space



10 – 12 metres
clear height



24h/7
access



12 months after signing the lease
status / Non-binding



Marq Logistics Simmern 3

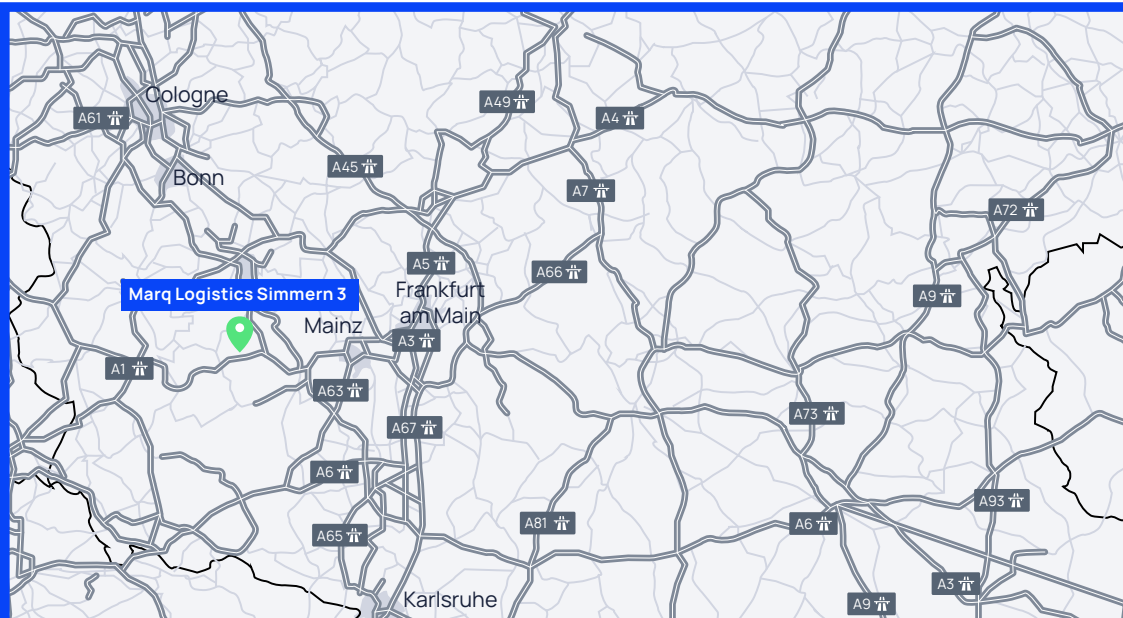
Efficient logistics through a strategic location and strong infrastructure

The Simmern region in the Rhein-Hunsrück district is distinguished by its strategic location between the major economic and metropolitan regions of the Rhine-Main and Rhineland, as well as the international markets in France and the Benelux countries. This central location enables quick access to key sales markets and offers companies attractive potential for efficient logistics and distribution processes. Thanks to its excellent location, numerous metropolitan areas and consumer markets across Europe can be reached within short transit times.

The Simmern Logistics Center boasts excellent transportation connections to the national and international highway network. Its immediate proximity to the A61 highway and its direct location on the four-lane B50 federal highway ensure fast access to key transportation corridors and economic regions. The B50 serves as an efficient transit link between the A61, Frankfurt-Hahn Airport, and the Upper Moselle crossing.

The logistics center offers modern, flexible spaces for warehousing, transshipment, and distribution processes. Its central location between the Rhine-Main region and Europe's growth markets, excellent transportation links, and efficient infrastructure create ideal conditions for high-performance supply chains and sustainable regional development.





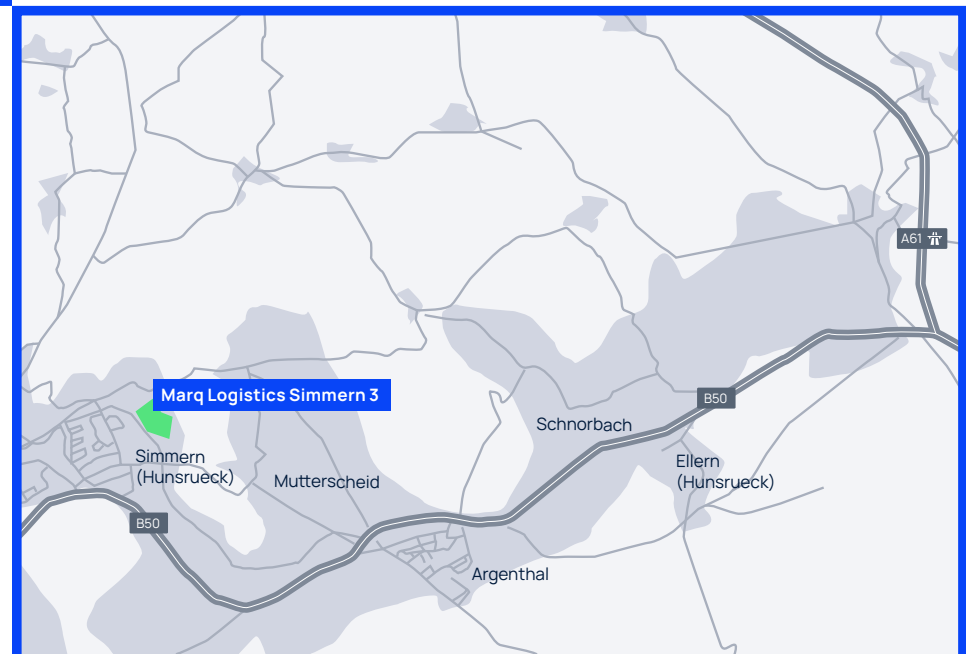
Transportation options

Federal Highway B50	2 km	5 min.
Highway A61	11 km	15 min.
Highway A60	45 km	35 min.
Highway A48	40 km	35 min.
Highway A3	70 km	55 min.



Relevant locations

Frankfurt-Hahn Airport	23 km
Koblenz	55 km
Mainz / Wiesbaden	70 km
Frankfurt am Main	105 km
Ludwigshafen / Mannheim	115 km
Cologne / Bonn	150 km
Karlsruhe	174 km



Available space

and technical specification



min.
55,000 sq m
Available space



min.
6,800 sq m
Mezzanine area



up to
3,500 sq m
Office- / Socialspace



12 months after
signing the lease
availability / non-binding



ESFR
Sprinklersystem



5 – 7t/sq m
Floor loading



30
Car parking spaces



10 – 12 m
Clear height



66
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



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 (Unit 2 & 3)





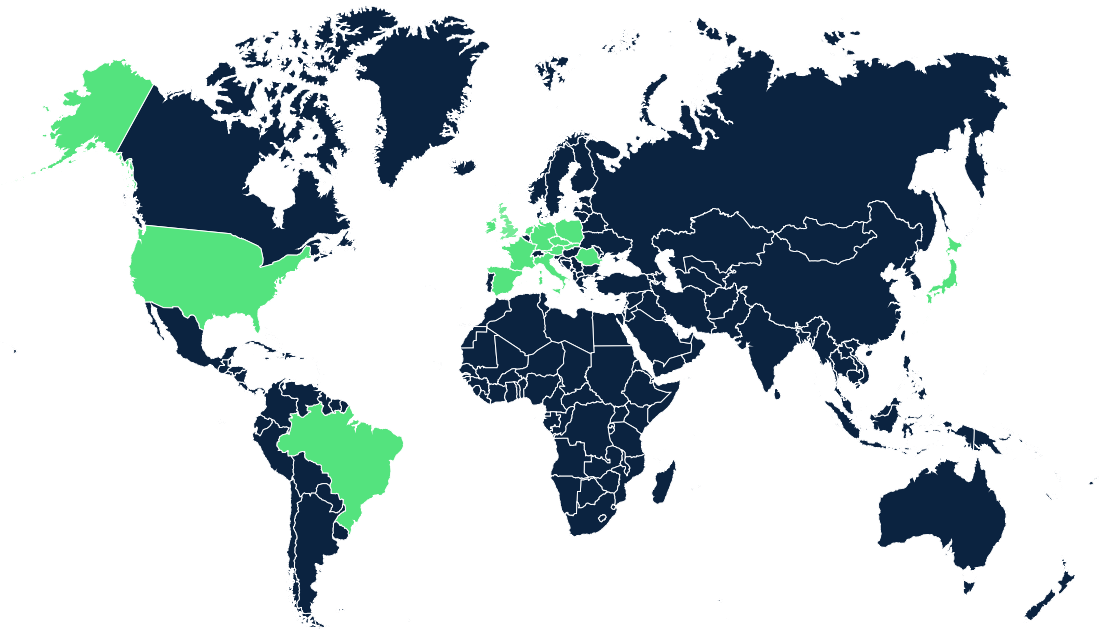


Proven track record

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





+49 174 307 36 10
mgerke@marqlogistics.com

Michael Gerke

Principal, Real Estate | Logistics Equity EU
Dev & Construction Management

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