

# HEIDENHEIM LOGISTICS CENTRE



89520 Heidenheim  
Germany



Clear High  
10m



62,064



668,051



Available  
on short-  
notice  
[glp.com/eu](http://glp.com/eu)

# HEIDENHEIM LOGISTICS CENTRE

## HEIDENHEIM ECONOMIC REGION

Baden-Württemberg is one of the economically leading federal states and is one of the most important industrial sites in Europe. The core industries at the Heidenheim site are Research & Development, Industry & Production, Commerce, Services & ICT, Mobility, Logistics & Packaging and Healthcare. Among the reputable companies in the region are et al. Zeiss, Hartmann, Edelmann, Steiff, Osram, Erhard, Schuck, Epcos, Schwenk and Voith.

The property is located in a central location in the east of Baden-Württemberg.

Via the nearby A7 (Heidenheim 116 - accessible in 3 minutes by car without crossing the village) there is a good connection to the German motorway network A6/A7/A8.

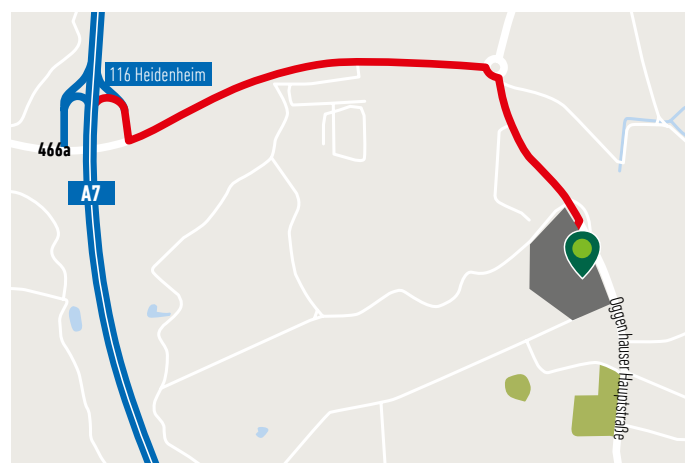
Due to the proximity to the motorway junctions Ulm and Feuchtwangen/Crailsheim all southern German metropolises like Stuttgart/Augsburg/Nuremberg/Munich can be reached in less than 2 driving hours.



### Strategic Location

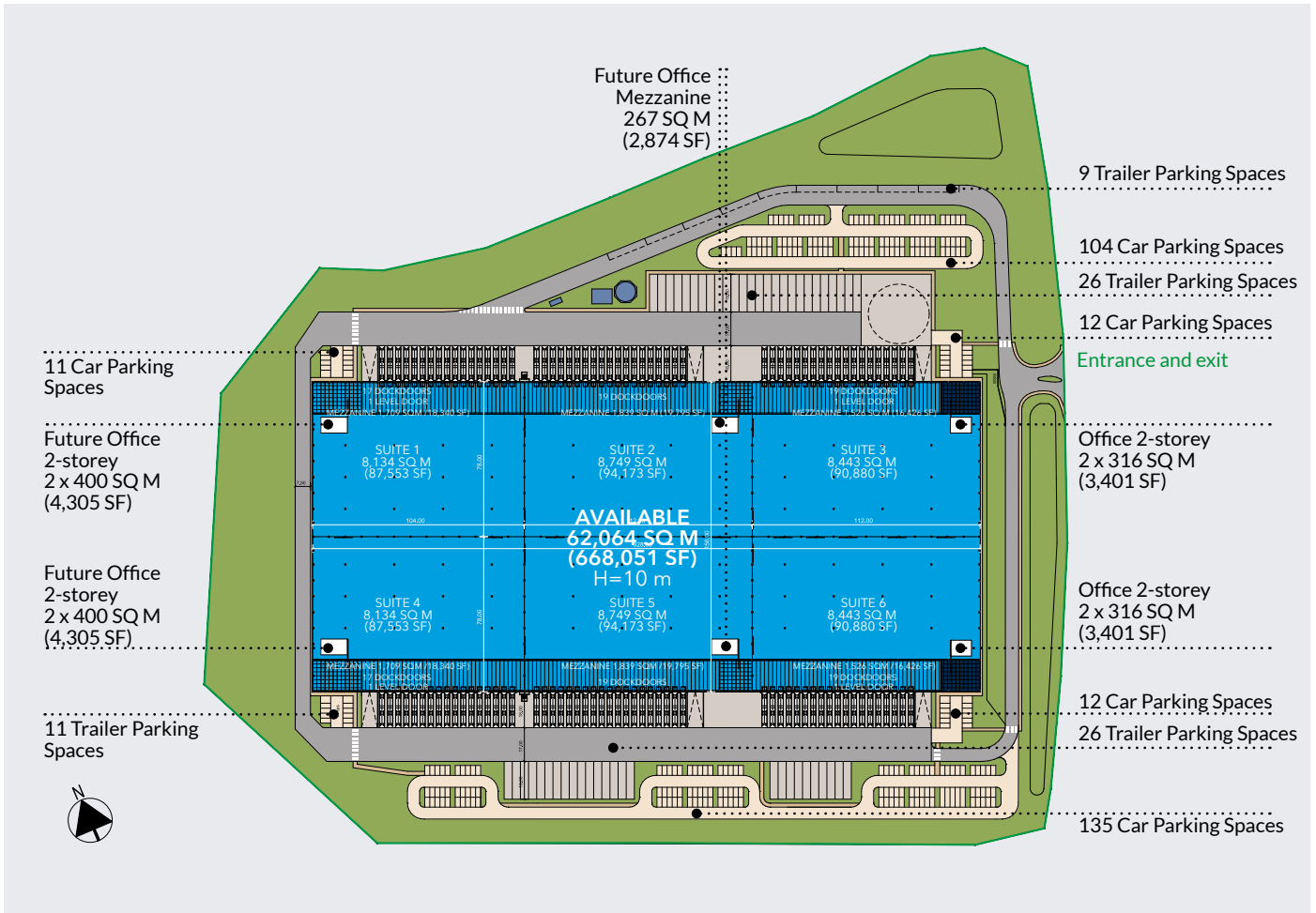
A strategically excellent location with direct access to the A7.

## LOCATION AND TRAVEL DISTANCES



Destination	Km
Motorway A7(A7)	2
Interchange Ulm/Elchingen (A7/A8)(A7/A8)	33
Ulm	40
Interchange Feuchtwangen/Crailsheim (A7/A6)	65

Destination	Km
Stuttgart	86
Augsburg	95
Ingolstadt	119
Munich	150



## SITE SPEC



62,064



668,051



High spec

Total Size	134,210 SQ M (1,444,624 SF)
Warehouse	50,652 SQ M (545,213 SF)
Mezzanine	10,148 SQ M (109,232 SF)
Office/Social Rooms	2 x 632 SQ M (6,803 SF)
Future Office	2 x 800 SQ M (8,611 SF)
Future Office/Mezzanine	2 x 267 SQ M (2,874 SF)
Suites	6
Car Parking Spaces	285
Trailer Parking Spaces	52
Dock Doors	110
Level Doors	6
Floor loading capacity	5t/SQ M
Clear height	10 m
ESFR-Sprinkler-System FM Global	



**Heidenheim Logistics Centre**  
Oggenhauser Hauptstraße  
89520 Heidenheim  
Germany



# SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO<sub>2</sub> balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

## GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds.



approx. 43 million sq ft portfolio



Leading with innovation



European market leader



Award winning developments

If you would like any further information on the building, or to arrange a meeting, please email or call:



**GLP** 

**Michael Gerke**  
Senior Development Director

+49 (0) 69 256 129 910  
michael.gerke@glp.com

**GLP**

Taunusanlage 1 - Skyper, 18. OG, 60329 Frankfurt am Main, Germany  
[glp.com/eu](http://glp.com/eu)