

# NEUSTADT / COBURG LOGISTICS CENTRE



96465 Neustadt  
bei Coburg  
Germany



Clear Height  
10m



47,462



501,877



Available  
Q4-2023

[glp.com/eu](http://glp.com/eu)



# NEUSTADT / COBURG LOGISTICS CENTRE

## NUREMBERG ECONOMIC REGION

Located between the established markets of Western Europe and the emerging countries of Eastern Europe, the Nuremberg region forms a perfect transportation hub. With the A3 / A6 / A9 / A73 highways, a well-developed rail network, an international airport and the Main-Donau-Canal, the most important traffic routes are available – a major reason why almost all well-known logistics service providers are represented locally. A total of 27 million people can be reached within a radius of 300 km around Nuremberg.

Nuremberg has an annual GDP of €25 billion. The automotive industry alone employs 85,000 people in around 500 companies. More than 107,000 people work in the region's logistics industry.

The property is located in Neustadt / Coburg, directly on the B4, which connects to the A73 in about 9.6 km. This allows a good connection to the relevant markets in southern Germany such as Nuremberg, Ingolstadt, Regensburg, Stuttgart and Munich.

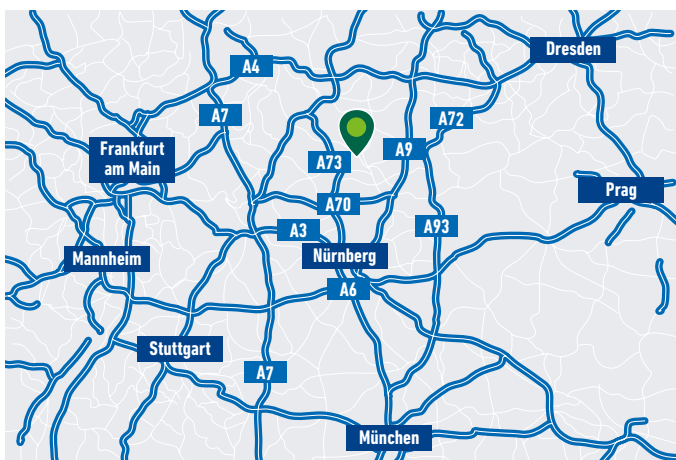
Neustadt / Coburg is part of the Nuremberg logistics market with strong 3PL's such as Elflein, Spediton Schäflein and Geis Group. Coburg (approx. 15km away) is an economically relevant region in Northern Bavaria with a number of companies from the industrial sector (Brose, Schaeffler, Waldrich, Gaudlitz, Lasco, Kapp-Niles, etc.) and well-known e-commerce providers (Amazon, Baur Versand, Adidas, Puma, etc.).



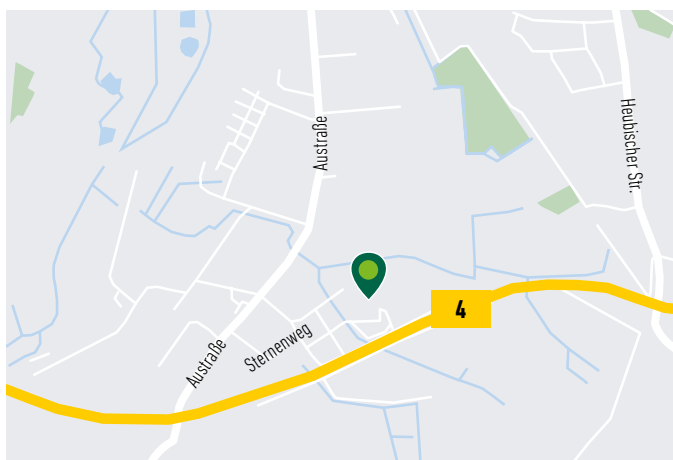
### Strategic location

A strategically well located site with connection to the A73.

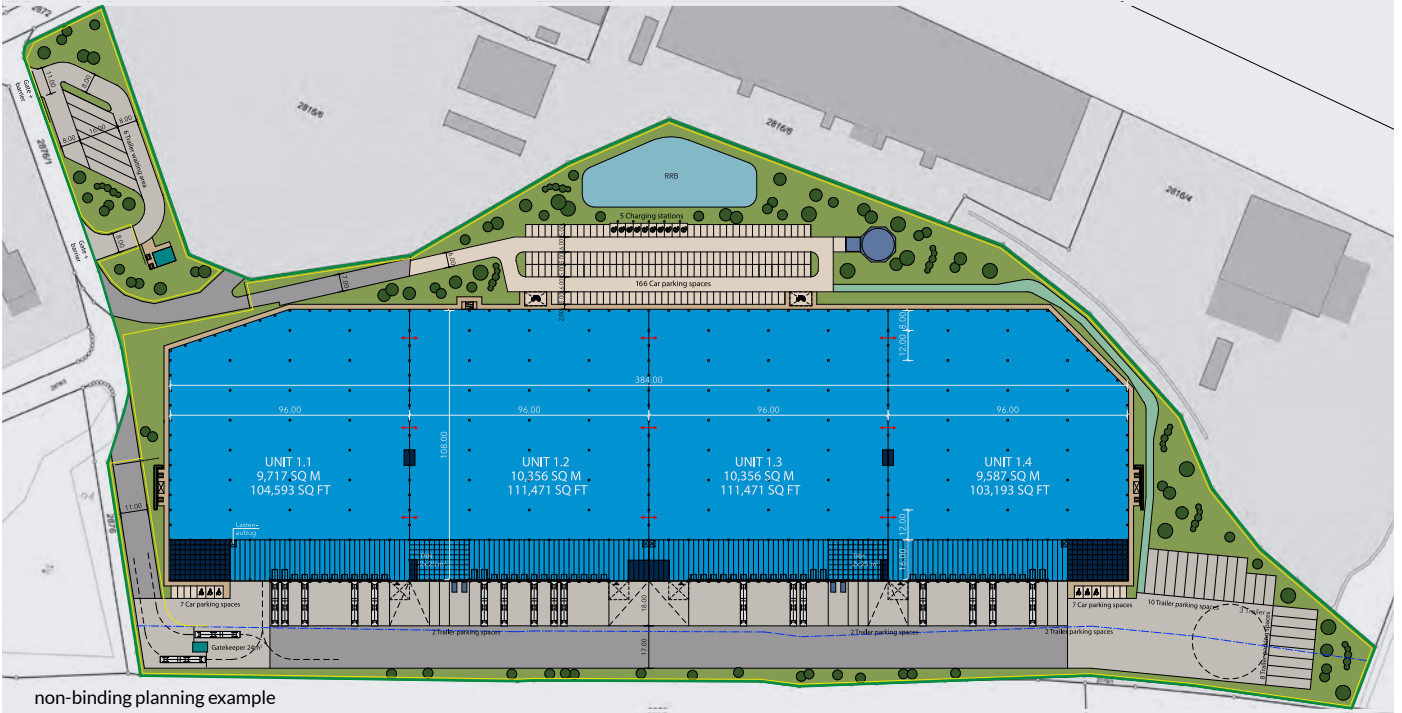
## LOCATION AND TRAVEL DISTANCES



Destination	Km
Stuttgart	299
Munich	289
Frankfurt	256



Destination	Km
Nuremberg	122
Regensburg	220
Ingolstadt	215



non-binding planning example



scan  
to start  
interactive  
tour



## SITE & BUILDING SPECS



47,462



501,877



High spec

Total Size of Property	84,993 SQ M (914,857 SQ FT)
Warehouse	40,016 SQ M (430,729 SQ FT)
Office Ground floor	1,038 SQ M (11,173 SQ FT)
Office First floor	842 SQ M (9,063 SQ FT)
Mezzanine	5,494 SQ M (59,137 SQ FT)
Gatekeeper Shower/Restroom	72 SQ M (775 SQ FT)
Hall sections	4
Car parking spaces	180
Trailer parking spaces	30
Dock Doors	54
Drive in Ramps	4
Floor loading capacity	5t / SQ M
Clear Height	10 m
ESFR-Sprinkler-System FM Global	



### LOGISTICS CENTRE

Neustadt / Coburg

Austraße 103

96465 Neustadt bei Coburg

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 DHL. 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:



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