



logistikpark

DIEMELSTADT

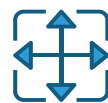
Central location with direct motorway access

Modern and flexible space available from Q1 2025



Central German Location

- Strong location for national and European distribution operations
- 22 million consumers located within a 3-hour drive time
- A gateway to Germany's most populous region: North Rhine Westfalia
- Direct access to A44 motorway



Flexible Space

- A rare opportunity to lease a big-box unit up to 68,000 m²
- A modular design that offers tenant flexibility with unit sizes from 10,000 - 68,000 m²
- Build-to-suit options available with benefits including potential heights up to 20 m



Outstanding Facilities

- Ultra-modern equipment and features suited to high-flow logistics
- Range of energy-resilient features available: e.g. heat pump technology and photovoltaic installations with an estimated output of ca. 4.8 MWpik
- DGNB Gold standard

Strategic Location

Centrally located in the state of Hesse, LogistikPark Diemelstadt offers a fantastic opportunity for companies seeking modern, flexible and sustainable warehouse space.

Its connections north, south, east and west across Germany and Europe make it particularly well-suited to large-scale national and European distribution operations.

Diemelstadt has exceptional connectivity to some of the most populous regions in Germany and Europe and acts as a gateway to 22 million consumers within a three hour drive time.



Consumer reach

Drive-time
in hrs. (truck)

Population

0 - 1	985,147
1 - 3	22,524,900
3 - 5	47,629,344

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Access and Connectivity



Connections

- Direct access to the A44 motorway a major east-to-west connection across Germany
- Onward connections to the A7 (40 mins) with its links to the north and south of Germany
- Easy access to North Rhine Westfalia, Germany's most populous region



Drive times: Key consumer markets

Paderborn	38 km	Erfurt	200 km
Kassel	50 km	Frankfurt am Main	228 km
Dortmund	119 km	Würzburg	249 km
Düsseldorf	185 km	Hanover	186 km



Airport connections

Dortmund (DTM)	104 km
Düsseldorf (DUS)	175 km
Frankfurt am Main (FRA)	236 km



Key

- = Motorway
- = Local road

GPS coordinates:

51°29'37.5"N 9°00'40.8"E

Address:












Steinmühle, 34474 Diemelstadt



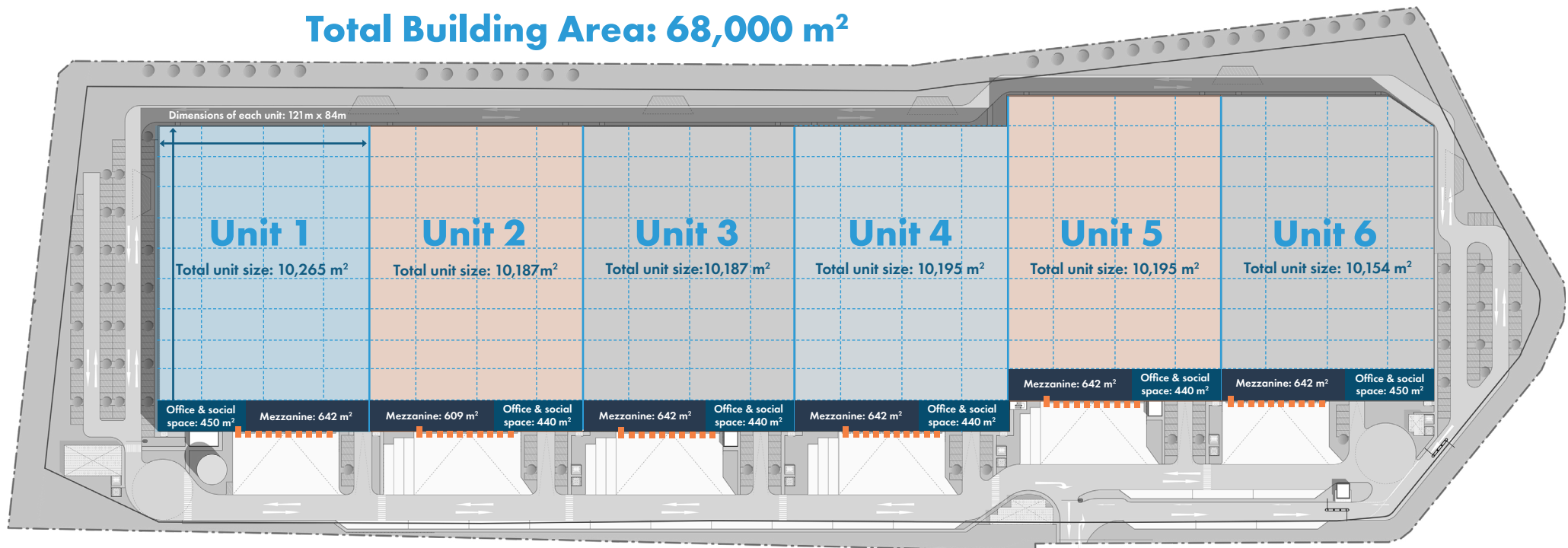
Layout & Features

A park concept that allows for autonomy and flexibility in operations while providing the benefit of synergies in administration for multiple tenants.

- Highly flexible space with units from 10,000 to 68,000 m²
- Bespoke, build-to-suit options available
- Designed for high flow logistics with 24/7 access possible
- Parking and external access design will allow for autonomy, flexibility and security of operations for multiple tenants
- Column grid (12x24 m + 18 m) for narrow and wide aisle storage
- Modern office, social and outdoor spaces to enhance employee wellbeing

	Dock doors	60 + jumbo and sprinter doors
	Parking spaces	244 (cars) + 33 (HGVs)
	Clear height	up to 20 m
	Ground floor warehouse space	61,500 m ²
	Mezzanine storage space	3,800 m ²
	Office and social space	2,700 m ²
	Total building area	68,000 m ²
	Floor load-bearing capacity	70KN/m ² and 90KN single load
	Building certification	DGNB Gold
	Sustainability	Green roofing, photovoltaics + heat pump technology
	Sprinkler system	FM global with shelf sprinkler connection

Total Building Area: 68,000 m²



*sizes are approximate

A Sustainable Development

At Scannell we go above and beyond environmental regulations to develop projects with reduced carbon footprints, sympathetic to the needs of local communities and biodiversity.

To create buildings fit for the future we design flexible spaces that can be repurposed to suit the evolving needs of tenants.

To minimise imbedded and operational carbon usage, LogistikPark Diemelstadt will be designed to meet DGNB Gold certification with sustainable features available including:



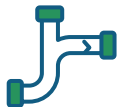
Green roofing

Reduces building's energy use by cooling roofs and providing shading, thermal mass and insulation. Green roofing also provides new habitats for local plant and animal species.



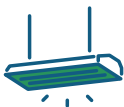
Photovoltaic roofing

With an estimated output of ca. 4.8 MW_{pik}, the tenant benefits from cost saving and energy resilience.



Modern heat pump technology

Allows for energy-efficient heating of the building.



LED lighting

One of the simplest yet most effective energy-saving features; widely recognised to use 90% less energy and last up to 25 times longer than traditional lighting.



E-charging stations

LogistikPark Diemelstadt will be equipped with e-charging stations for electric vehicles, the number can be customised on demand.





About Scannell Properties

BUILDING SOLUTIONS THAT MATTER

A privately-owned developer and investor with 34 years' experience developing large scale and complex logistics real estate projects. We create more than just warehouses for our customers, we build solutions that matter.

38 Projects

completed or in the pipeline across Europe of which 13 implemented in Germany

2021

8th European office opens in Madrid

1990

first project completed in the US

550

projects developed globally

14.5 m

m² developed globally

81 %

volume from repeat business

Contact

SCANNELL PROPERTIES

Benrather Str. 12, 40213 Düsseldorf
+49 (0) 211 737 10 737

CBRE

ARMIN HERRENSCHNEIDER

CBRE GmbH

Managing Director | Co-Head of A&T Industrial & Logistics Germany

M: +49 (151) 15150579

E: armin.herrenschneider@cbre.com

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Steinmühle, 34474 Diemelstadt

For more information visit

www.scannellproperties.eu/diemelstadt

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