

Exposé

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The modern industrial complex with
representative office buildings and
multi-functional halls for production and logistics
on an expandable estate

The ideal EU headquarters in a central location with short distances



The ideal headquarters to easily reach the whole of Southern Germany, e.g. Heidelberg, Mannheim, Frankfurt or Munich. A favorable location to do sales, marketing and logistics through easy access to high-performance trading regions such as France (Alsace with Strasbourg, Lyons, Paris) as well as Basel and Milan.

Location of the property

excellent metropolitan area and superior transportation infrastructure

The regional centre of ACHERN with a population of approximately 25,000 is situated in the Offenburg/Ortenau Economic Region (www.wro.de). Located in the vicinity of Baden-Baden, Achern lies along the A5 German national highway, with easy connections to France and the entire Rhine area.

The Offenburg/Ortenau Economic Region, which includes the Eurodistrict and Alsace (FR), is the most important economic zone in the Upper Rhine, with a population of over 5 million. This region generates one of the highest GDPs in the state of Baden-Wuerttemberg through its diverse production firms and service industries.

Well-known in France and Germany for its highly-trained and qualified work force, the region also boasts numerous universities and institutes active in research and training.

high standard of living

The nearby cities of Basel, Freiburg, Strasbourg, Baden-Baden, and Karlsruhe all offer a high standard of living and work opportunities. The Black Forest and nearby Vosges mountains are home to varied tourism activities, including sport and recreation. The highly regarded 'Ortenau' wine region is also well-established as a trade fair hub and a leading centre for health care.

Achern, an attractive small town, is the shopping centre for the surrounding area. It also provides a range of well-established schools.

exact location of the property

The property lies on the edge of Achern, 4 kilometers from the A5 German national highway, 100 meters from the new B3 state highway, and a short walk to the passenger rail network. It is easily reached by customers, personnel, and distributors.

Representative office space and halls for successful enterprises



Directly at the entrance: parking for administration, clients and visitors

Description of the property

divided functions

The property comprises two main areas, both with flexible uses: a 3-floor office building complete with a conference/cafeteria room and four production halls/warehouses with internal operations offices.

sophisticated

The contemporary office building, in a landscaped setting, is accessed via a suitably formal entrance hall. Its office spaces total 1620 m², including up-to-date amenities (in-floor radiant heating, LAN/IT cabling, telephone lines, and internal mail chutes).

flexible

The entire office floor space can be partitioned into as many as four distinct office areas for independent departments or businesses; the main entrance hall accesses offices and the production halls via a connecting building.

multiple production zones

Four expansive halls with a total area of 9.600 m², all with excellent natural light and suitable for various types of production, assembly, or storage. The loading dock, with ramp, can be easily accessed by trucks.

open plan

Ceiling height throughout the halls is approx. 7 meters, with columns distributed at 22-meter intervals. One area also has an indoor crane, whose reach can be extended.

up-to-date technology

Constructed between 1990-1995, the production halls are fitted with:

- a transformer station
- ceiling trays for cabling
- compressed air network
- IT cabling
- floor approved for forklifts and heavy equipment

detached storage and parking

The paved areas around the building total approx. 11.000 m², including a private driveway, potential storage areas, and parking spaces for personnel.

expansion possibilities

The current total area of the facility is 33.000 m²; this could be expanded up to an additional 30.000 m² in future, for a total area of 63.000 m². The design of the production halls took into account a future expansion in all four directions, allowing the facility to accommodate up to 4 separate companies or firms.

Office buildings, production and logistics halls on an expandable estate



Ideal for metal and plastic processing, engine, tool and plant construction, automotive, construction and consumer products, assemblies, completions, commissions, dispatches and wholesale trade. Ideal EU and German headquarters with sales and marketing.

Perfectly equipped for companies with production, assemblies and workshops



Vehicle access area to the halls with truck loading ramps and thoroughfares



Two office buildings with direct connections to production halls

Column-free, heavy-load approved halls suited for all kinds of production and logistics



Halls with high ceilings and natural light conditions and floors suited for heavy loads and traffic



Four connected halls for diverse utilization

Modern, bright office rooms usable as open-plan offices and dividable



Bright office rooms with natural light usable as open-plan offices or dividable into single office spaces



Each office floor is equipped with a central air conditioning system

Representative rooms perfectly suited for B2B and B2C enterprises



Exposition and lecture room with high ceilings and natural light and direct access; also usable as a cafeteria



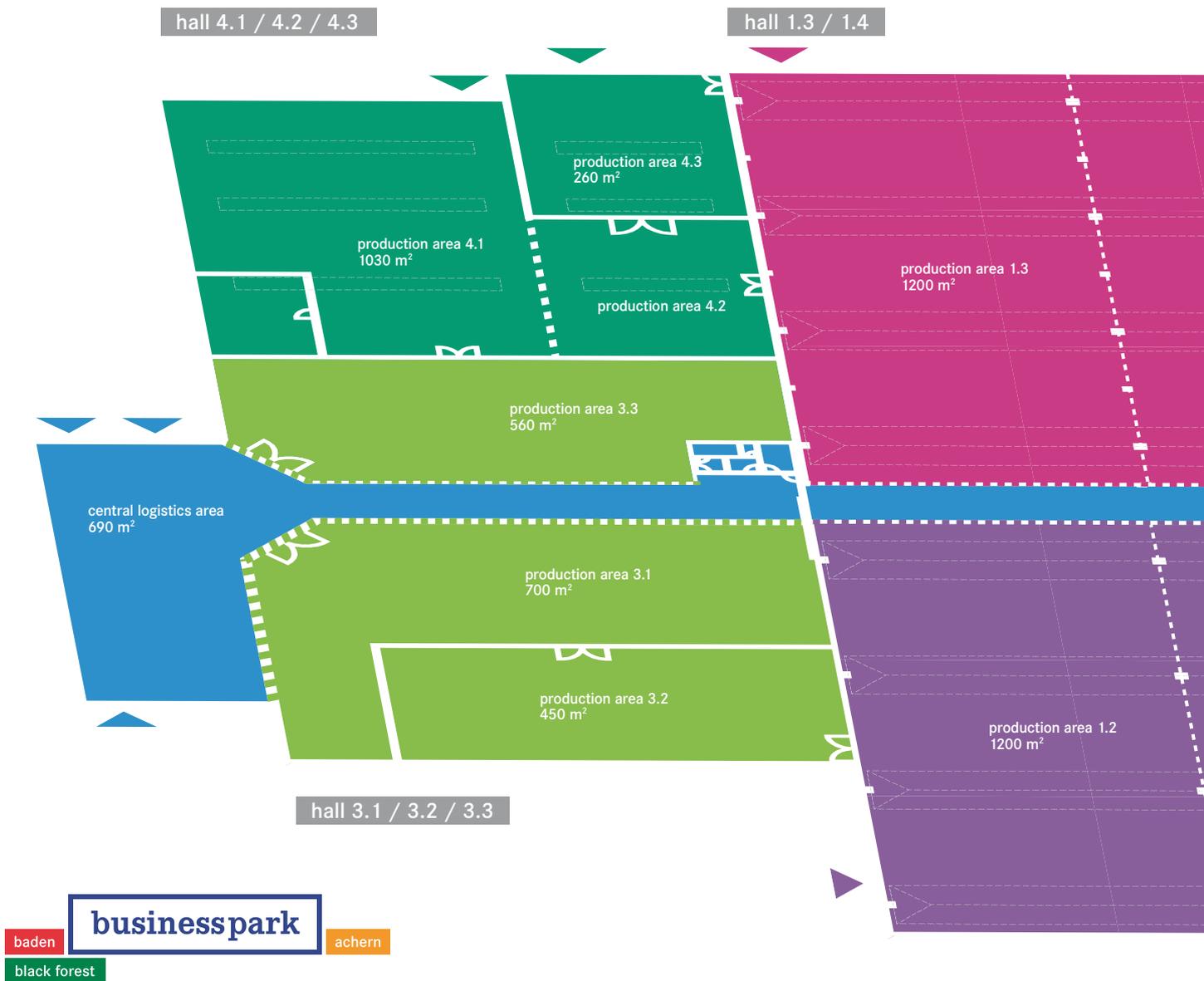
Representative entrance area with direct connection to offices, and connecting passage to the halls

Ready for the future: space for expansion on the plot is already existent



The entire area allows extensive growth and future developments

The business park overview



Object _____ total of ca. 11,200 m², rental price at request

Plot _____ total of ca. 60,000 m², of which 33,000 m² are being used at present.
Centered building with projected extensions in all four directions.

Production and storage areas _____ total of ca. 9,600 m² (all measurements are rounded off)
Sandwich walls and roof areas sound-absorbent,
roofs ideal for solar-PV-plants with up to 500 kWp

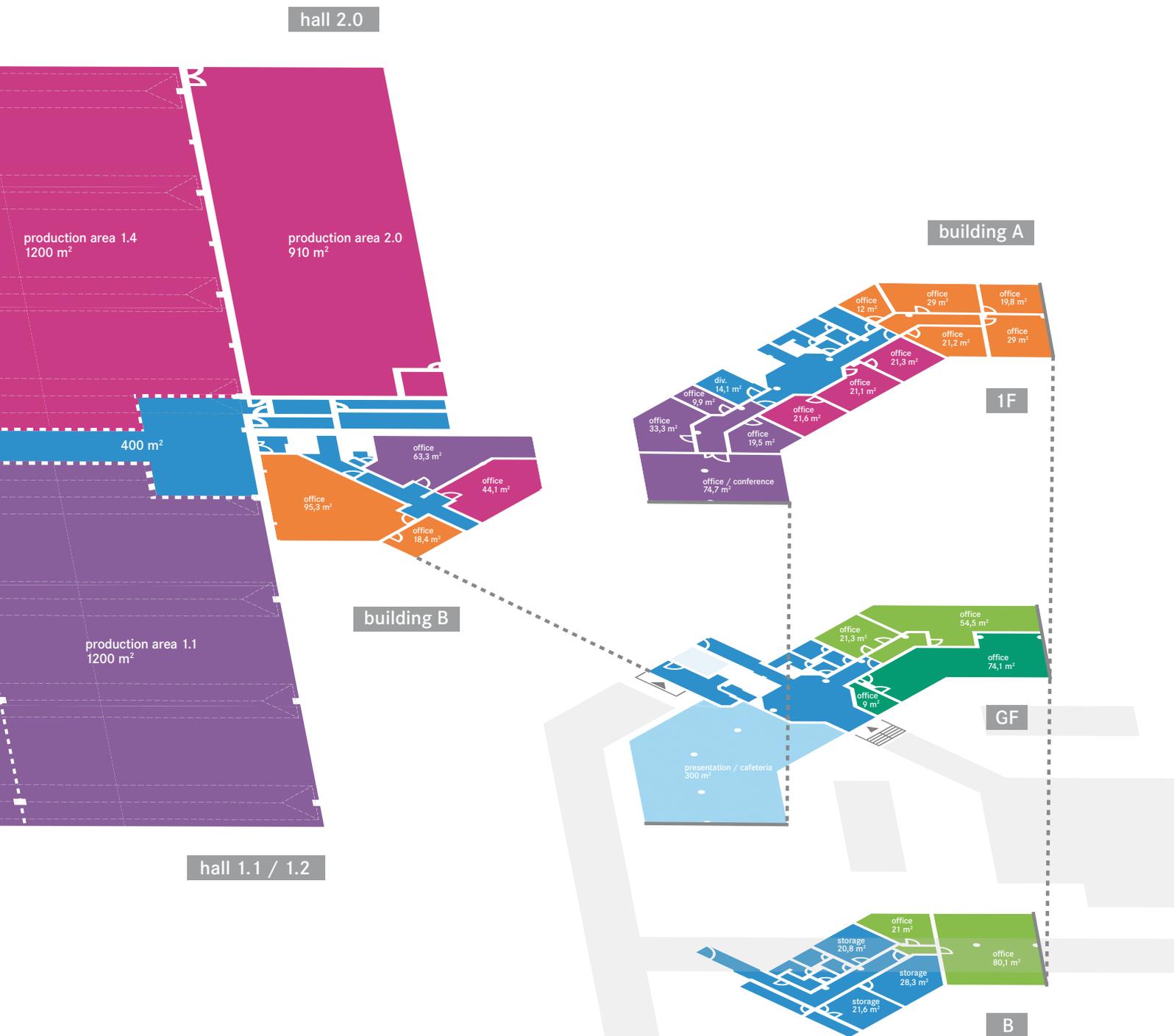
Hall 1.1 - 1.4 _____ 5,200 m² of production halls (each dividable) with transport routes.
ca. 1,200 m² with crane runway and crane, expandable

Hall 2.0 _____ 900 m² with external gate, ceiling height 6,8 m

Hall 3.1 - 3.3 _____ 2,400 m² production/storage/dispatch, dividable in 3.1, 3.2 and 3.3

Hall 4.1 - 4.3 _____ 1.100 m² with office space, 4.3 separable

Extensions _____ prepared for all four directions



Business offices with representation rooms and social areas

Detailed floor space _____ 3 floors with a total of ca. 1,600 m². Offices at 125, 410, 425 m² conference room, IT, secondary rooms, partially with AC and sun protection 260 m² of total office floor for social purposes, also for industrial employees 260 m² cafeteria/representation/entrance (all measurements rounded off)

Extensions _____ prepared, expandable in two directions

Operations offices _____ several offices near production halls

State of complex _____ well-kept, modern architectural style, up-to-date thermal insulation (according to EnEV 09, natural daylight conditions in all halls)

Construction year _____ 1990, 1995

Your contact person



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