



industriepark

KITZINGEN

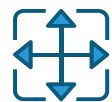
Central German location with strong connectivity

Completion planned for Summer 2023



Strategic Location

- Centrally located between major economic hubs of Frankfurt and Nuremberg
- Direct connection to two of Germany's main motorways – the A3 and A7



Flexible space

- 3 units, of which unit 3 (6,000 m²) is still available for rent
- Interior height: 10 - 12 m
- Flexible design and partitioning



High specification building

- Targeting DGNB standard for sustainable design
- Modern office and welfare area design to enhance employee wellbeing

Location Benefits



Transport Connections

- Central location within Germany and Europe
- Accessibility to the major airports FRA, NUE, MUC, STR
- Motorway access and public transport



Consumers and Workforce (<1h drive time)

- 3 million people live in the catchment area
- 1.3 million people in employment
- Currently < 36,400 jobseekers in the radius (2.9 %)
- Above-average level of education and large potential for skilled workers



Established Industrial Location

- Well-established industrial and technology location
- Commercial area with 24/7 operation
- 3 car park entrances and 2 motorway access points



Park Concept

- Synergies in operation & administration
- High-quality equipment, sustainable design, Feel-good character in and around the property (LED lighting, parking areas and security)
- Consideration of individual client operational requirements

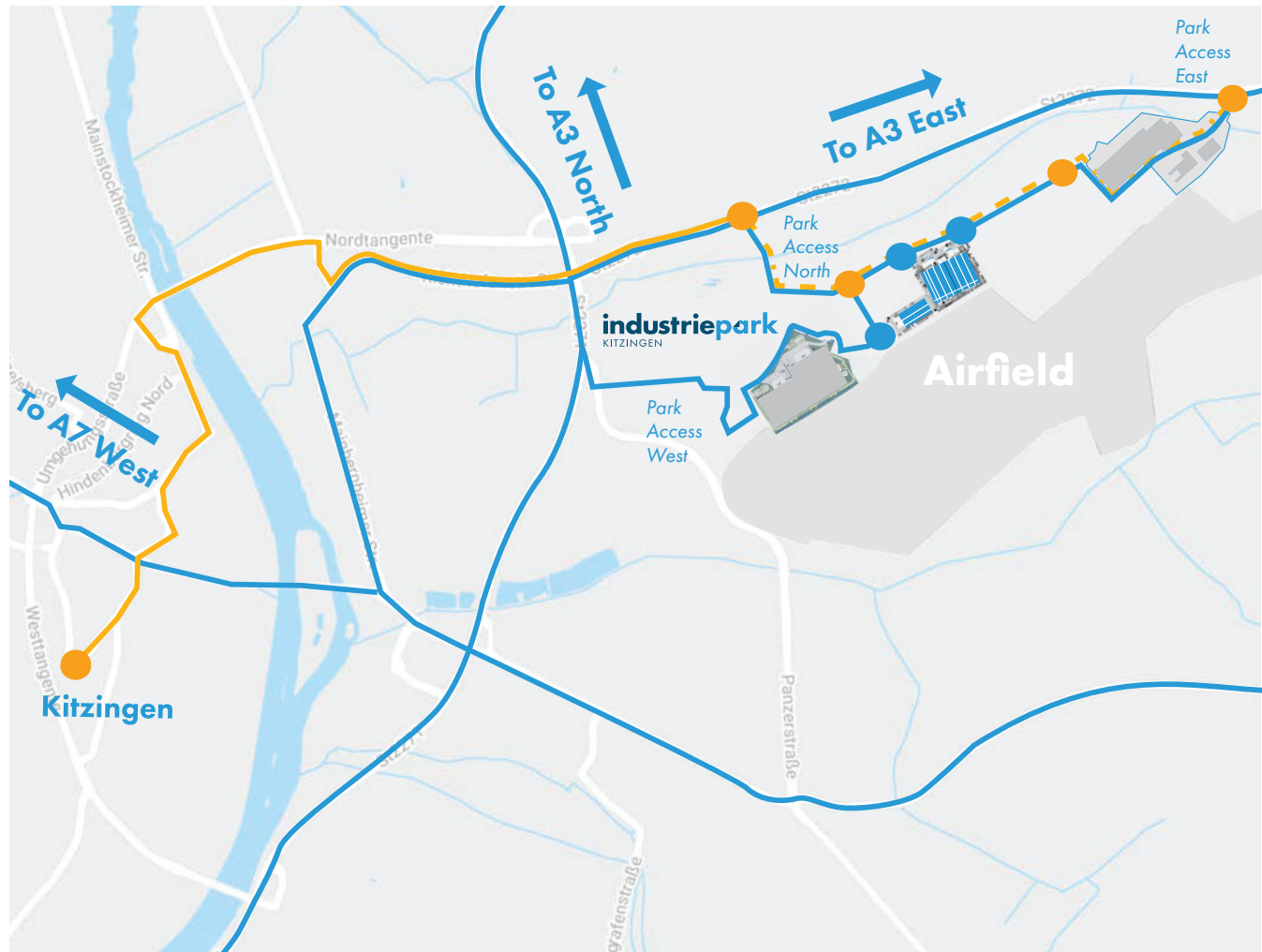


Key









- = Motorway
- = Local road
- = Entrance
- = Bus route
- = Bus stop

Address:
conneKT 27, 97318 Kitzingen

GP coordinates:
49.74565 10.20014

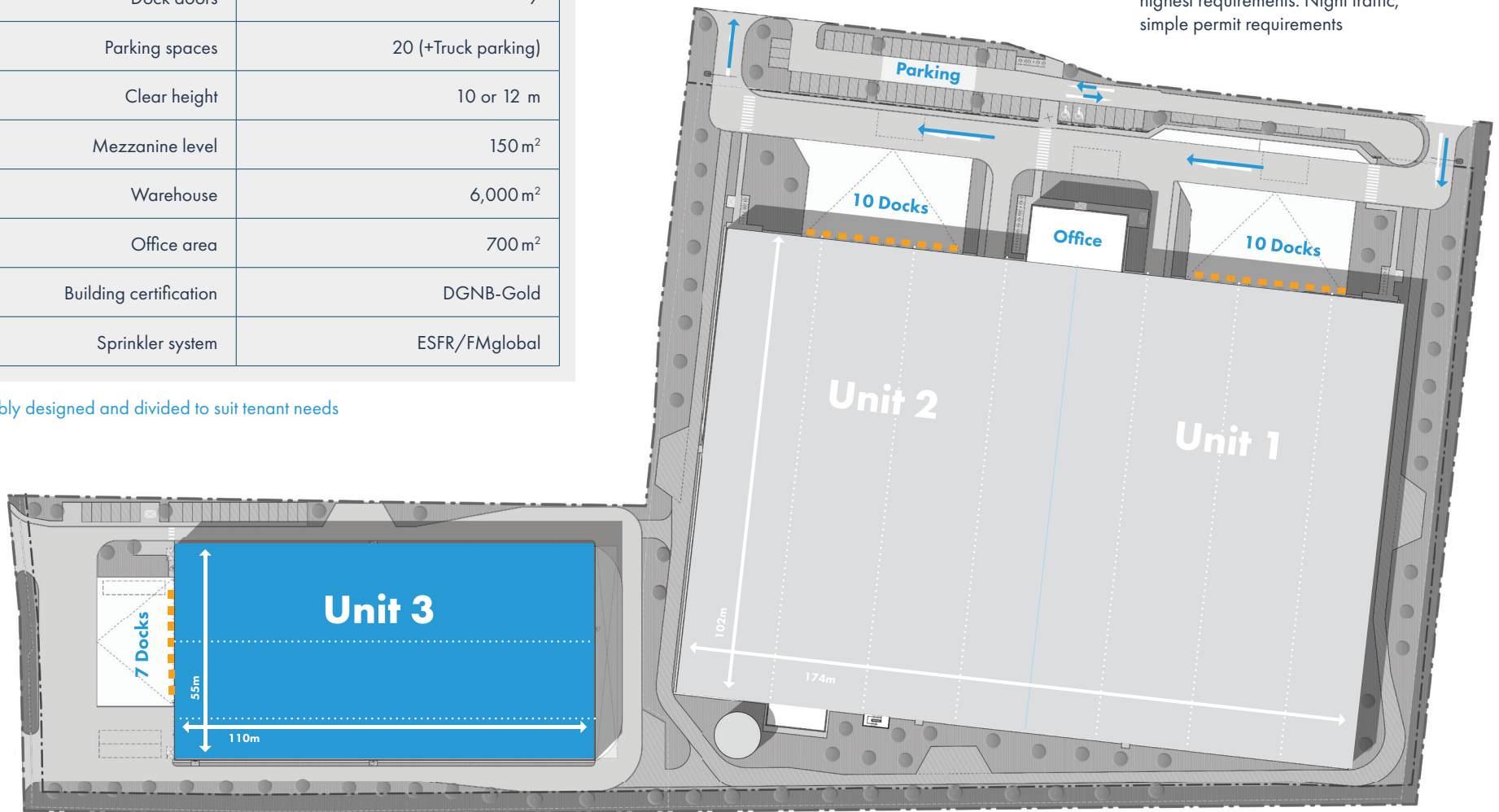


Layout & Features

Unit 3		
	Dock doors	7
	Parking spaces	20 (+Truck parking)
	Clear height	10 or 12 m
	Mezzanine level	150 m ²
	Warehouse	6,000 m ²
	Office area	700 m ²
	Building certification	DGNB-Gold
	Sprinkler system	ESFR/FMglobal

- ▲ Separate entrances, access roads and exits to all units.
- ▲ Additional security systems pre-equipped (alarm, video, ZuKo)
- ▲ Separate car parking area with barriers and separation system
- ▲ Sustainable building design: LED lighting, CO₂-neutral heating system, photovoltaics, grey water storage, rain water storage, Protection of flora & fauna on site
- ▲ Support grid (12x24 m +18 m) for narrow and wide aisle storage
- ▲ Industrial area designation for highest requirements: Night traffic, simple permit requirements

*Space can be flexibly designed and divided to suit tenant needs





About Scannell Properties

A privately-owned developer and investor with 32 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.

BUILDING SOLUTIONS THAT MATTER

36 Projects completed or in the pipeline across Europe

2021 8th European office opens in Madrid

1990 first project completed in the US

12m m² developed globally

477 projects developed globally

81 % volume from repeat business

42 Employees in Europe and 9 in Germany

55 new projects delivered in 2021 with a total of 1.9 million m²

Contact

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