

# RHINE-MAIN (BUTZBACH) LOGISTICS CENTRE

  
35510 Butzbach  
Germany

  
Clear High  
10m

  
27,032

  
290,970



**BTS**  
**Land Area**  
up to 50,000 SQ M  
(538,195 SF)  
[glp.com/eu](http://glp.com/eu)

# RHINE-MAIN (BUTZBACH) MAGNA PARK

## RHINE-MAIN ECONOMIC REGION

Magna Park is located in the heart of Hesse and the Rhine-Main metropolitan region. The Rhine-Main region is one of the leading economic locations and one of the leading industrial locations in Europe.

Positioned north of Frankfurt, Magna Park Rhein-Main is within close proximity to the motorway junction "Gambacher Kreuz".

With up to 50,000 SQ M (538,195 SF) of developable warehouse space available, Rhein-Main has become a sought-after location of which, where numerous occupiers have established their operational business.



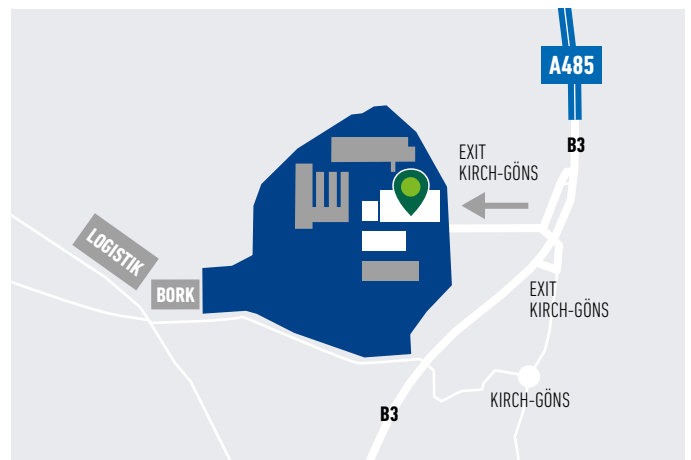
### Strategic Location

A strategically excellent location with access to the A45 and A5.

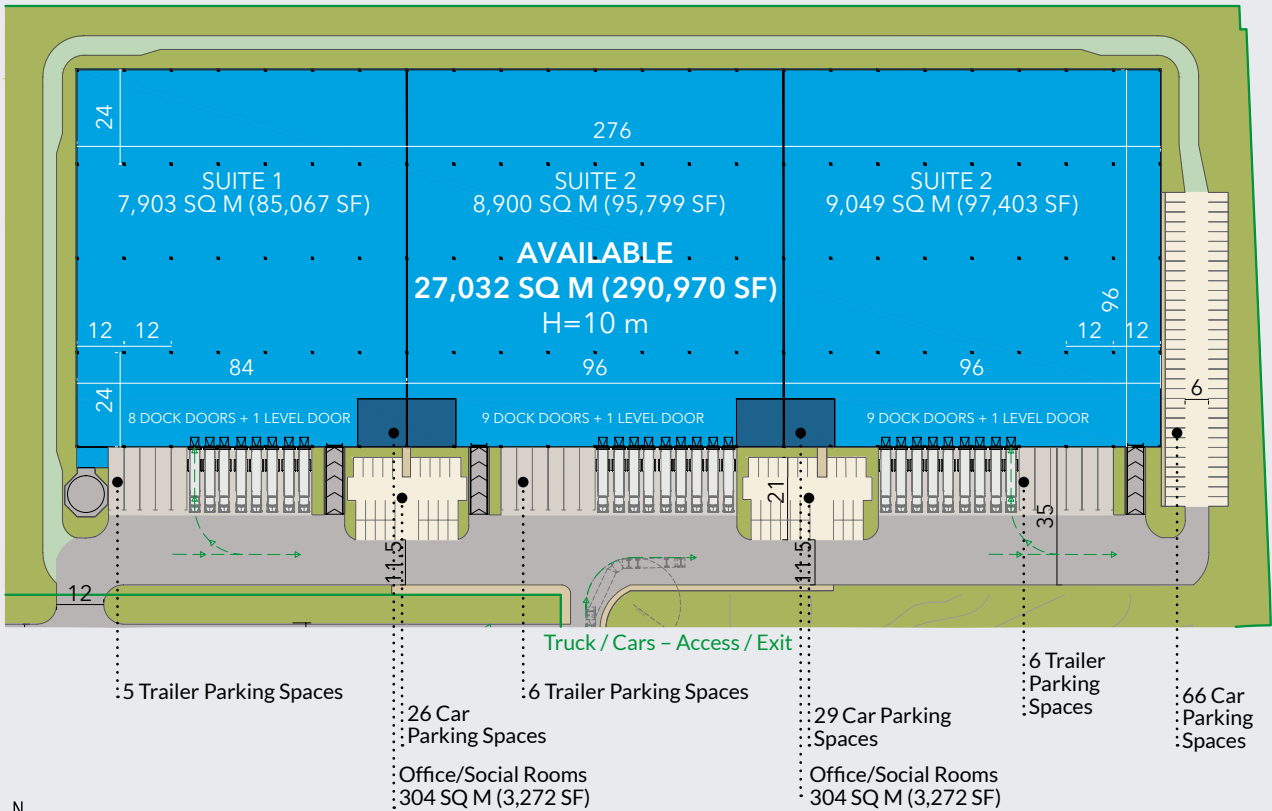
## LOCATION AND TRAVEL DISTANCES



Destination	Km
Motorway A45	8
Motorway A5	9
Frankfurt	51



Destination	Km
Frankfurt Airport	57
Dortmund	172
Stuttgart	257



## SITE SPEC



27,032



290,970



High spec

Total Size	50,000 SQ M (538,195 SF)
Warehouse	26,424 SQ M (284,425 SF)
Office/Social Rooms	608 SQ M (6,544 SF)
Suites	3
Car Parking Spaces	121
Trailer Parking Spaces	17
Dock Doors	26
Level Doors	3
Floor loading capacity	5t/SQ M
Clear height	10 m
ESFR Sprinkler System	



**Rhein-Main Magna Park**  
Am Magna Park  
35510 Butzbach  
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)