

**Industrial park** with equipped production halls located in an industrial zone close to the city center. The property is zoned for **full commercial use** without restrictions, including shift work and high-rack storage. The production halls vary in size and configuration and are available for immediate move-in. The property also includes **additional land**, with infrastructure hookups already in place, **available for new construction** or for extension of the existing buildings.



Day-lit production halls for production, assembly, fabrication, logistics, and contract logistics. In top condition with modern heating and roof skylights. Details include a 20KV transformer unit, electricity and compressed air systems, and industrial-quality coated floors.



Day-lit, modern office space in two interconnected buildings on multiple floors that can be partitioned individually. Separate entry areas for customers and employees, climatized meeting rooms, kitchen and social areas. Changing room with shower for employees, parking for customers and employees, etc. In perfect condition with modern heating system and infrastructure; fiber optic connection available.



In the center of Europe with optimal highway connections, the **business park** is located along the German A5/E35/E52 highway, just across the border from the French E4 highway. Strasbourg, Basel, Mannheim, Karlsruhe, Stuttgart, and Luxembourg are easily reached. Employee pool includes the inhabitants of the Black Forest, the Rhine valley, and Alsace.



<b>Total area</b>	ca. 60.000 m <sup>2</sup>
<b>Built area</b>	ca. 33.000 m <sup>2</sup>
<b>Potential expansion of built area</b>	ca. 18.000 m <sup>2</sup> (additional)
<b>Production halls total size</b>	ca. 9.600 m <sup>2</sup>
<b>Sizes of production halls</b>	720 m <sup>2</sup> , 1200 m <sup>2</sup> , 2500 m <sup>2</sup>
<b>Office space total size</b>	ca. 1.300 m <sup>2</sup>

#### Rental price

Please contact us during your planning process, and we can provide an estimate tailored for your rental needs.

Important criteria for such a calculation will include start date, type of usage, necessary investments according to renter needs, length of rental contract, and future plans (such as a gradual increase in the quantity of area rented).

#### Configuration details of production halls

Roof height in halls 7 m (height of lamps 6 m)
Interior staging area for trucks
Loading dock/ramp and turning area for trucks
Industrial flooring rated for heavy equipment
Modern programmable gas heating in production halls
Several sanitary facilities
Offices for management
Electric (20 KV transformer) and compressed air infrastructure
Employee parking lot
Extendable gantry crane available in some areas
Comprehensive fire alarm system in place
New insulated glass roof skylights



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