



SwissLife
Asset Managers



Completion
2027

Logistics

Central Ruhr

Rheinbabenstraße 75, 46240 Bottrop

In the area of logistics at Swiss Life Asset Managers, we are a developer, investor and portfolio holder for state-of-the-art logistics real estate with high ESG standards and high-quality fittings – including our new property “Central Ruhr”.

Highlights

Brownfield

Project type

 *54,000sqm*

Property area

 *29,600sqm*

Warehouse

 *A2/3 km*

Connection

 *1,400sqm*

Office and social areas

 *2,100sqm*

Mezzanine

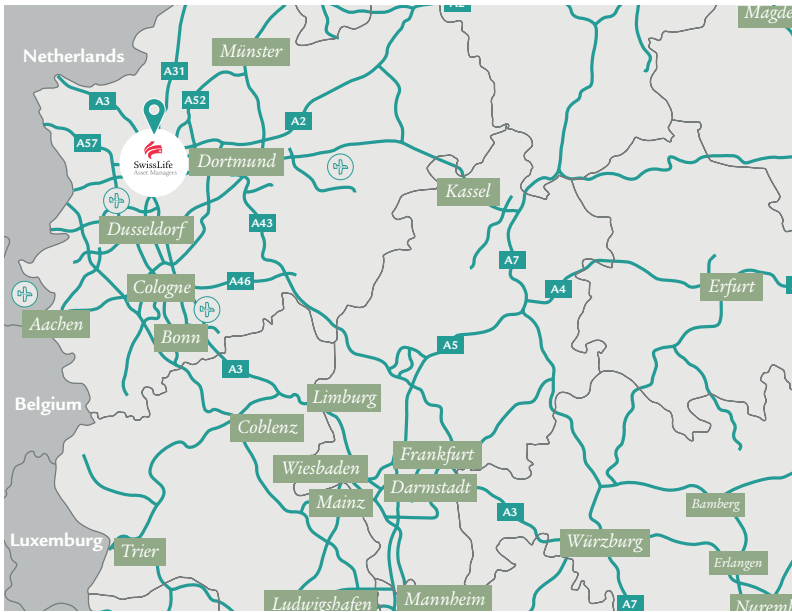
Location and surroundings

Global Hub North Rhine-Westphalia





The Global Hub North Rhine-Westphalia is not only located near to an excellent motorway network in a central location and ideal international connections, but it also has the largest inland port in Europe, the Port of Duisburg. The region also benefits from its

proximity to the ports of Rotterdam, Amsterdam and Antwerp, and thus serves as a hinterland hub for international goods. In the region itself, there are many logistics service providers, specialising in different sectors such as textiles, chemicals and food.

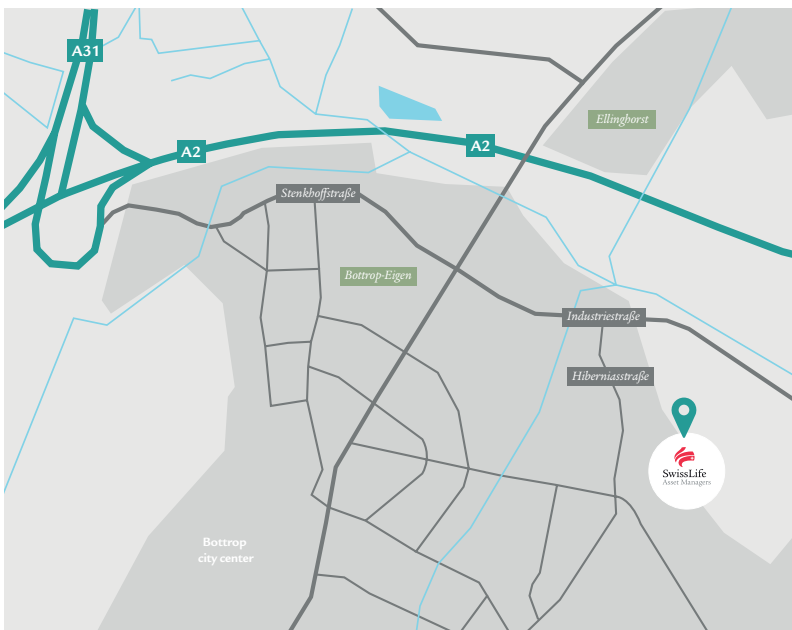
Macro location



Distances

	Motorway A2	approx. 3 km
	Motorway A52	approx. 4 km
	Motorway A31	approx. 5 km
	Port of Duisburg	approx. 25 km
	S-Bahn	approx. 700 m
	Dortmund cargo airport	approx. 60 km

Micro location



«With this state-of-the-art services location in an excellent area, we are aiming to create long-term and sustainable added value for all parties involved.»

Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

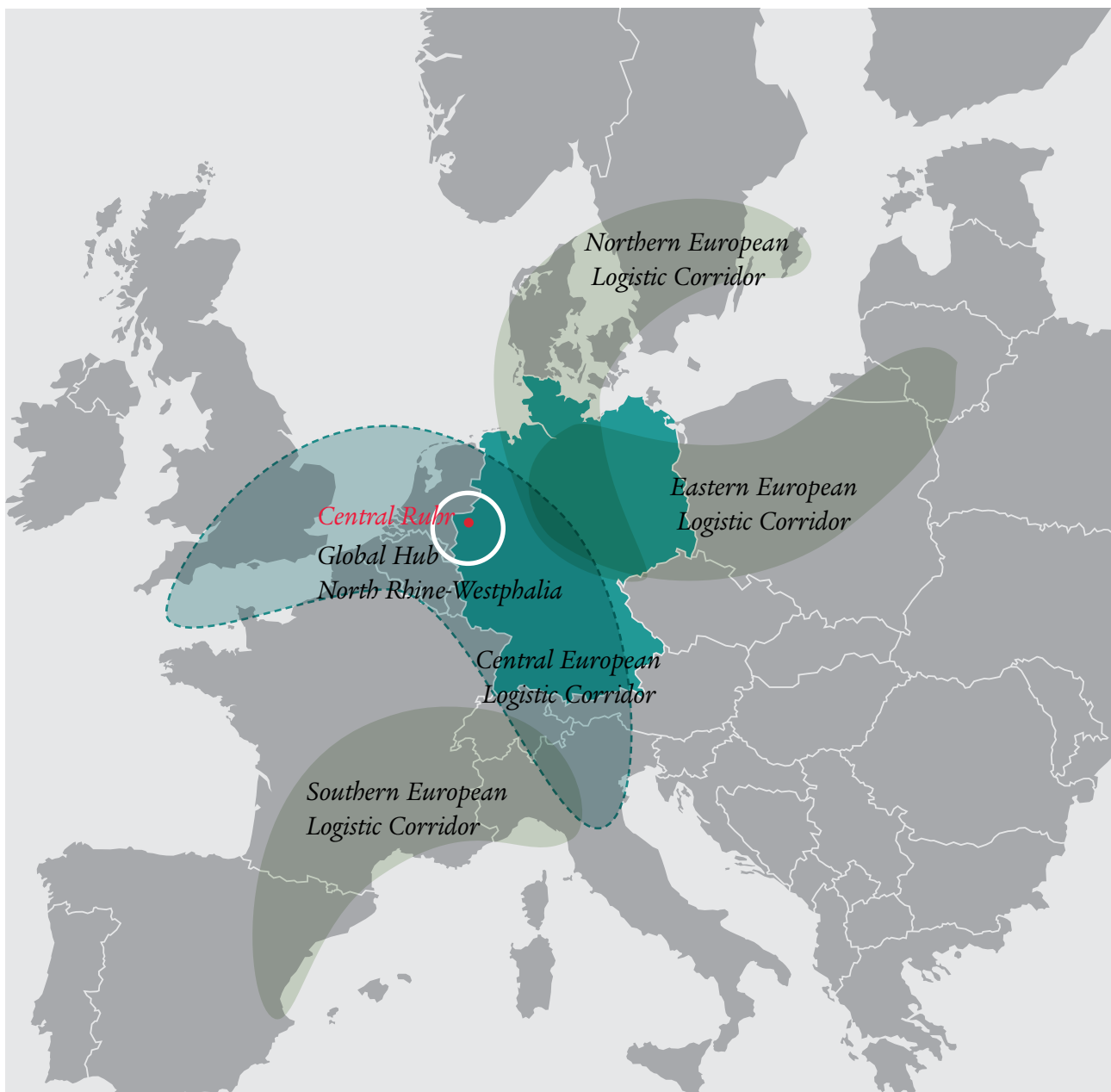
Location and surroundings

Global Hub North Rhine-Westphalia

The Global Hub North Rhine-Westphalia is an important location for the logistics industry in Germany (and Europe). The (associated) Ruhr region has a long tradition in logistics and transport. The hub offers companies a wide range of benefits, including excellent infrastructure, a central location in Europe and easy access to major transport routes such as motorways, railways and waterways.

The Global Hub North Rhine-Westphalia aims to support the internationalisation of the logistics industry and places great importance on sustainability, good connectivity and contemporary design. The Ruhr region is one of the largest economic areas in Europe.

Location in Germany and Europe



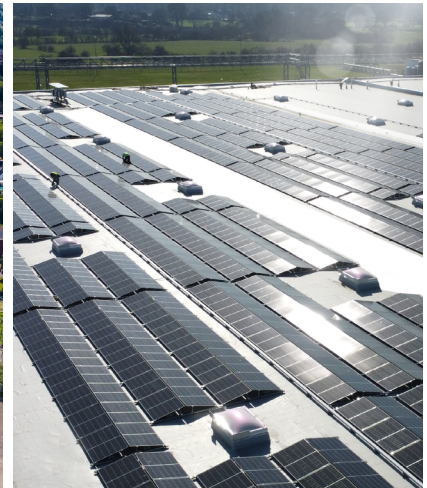
Property description

Logistics space with high ESG standards

In the Rhine-Ruhr region, a modern logistics property with more than 33,000 square metres of rental space is being built on a 100,000 square metre brownfield site. The warehouse covers about 30,000 square metres, with a clearance height of over 12 metres, divided into three halls. There is a good 2,000 square metres of mezzanine space.

There are 30 loading gates and three ground-level driveways for deliveries. The warehouse also has six fire-resistant steel sliding doors.

There is also 1,400 square metres of office space available. The outdoor area is designed with lots of greenery and drainage areas, while there are also plenty of parking spaces for cars and trucks. E-charging stations for cars and e-bikes are also being installed. Employees also have good access to the public transport network – the nearest S-Bahn stop is about 700 metres away. Flexible customer needs and high ESG standards, such as photovoltaic systems, heat pumps and green-landscaped façades, are fulfilled by the modern service location. Overall, “Very good” BREEAM certification is being sought for the building.



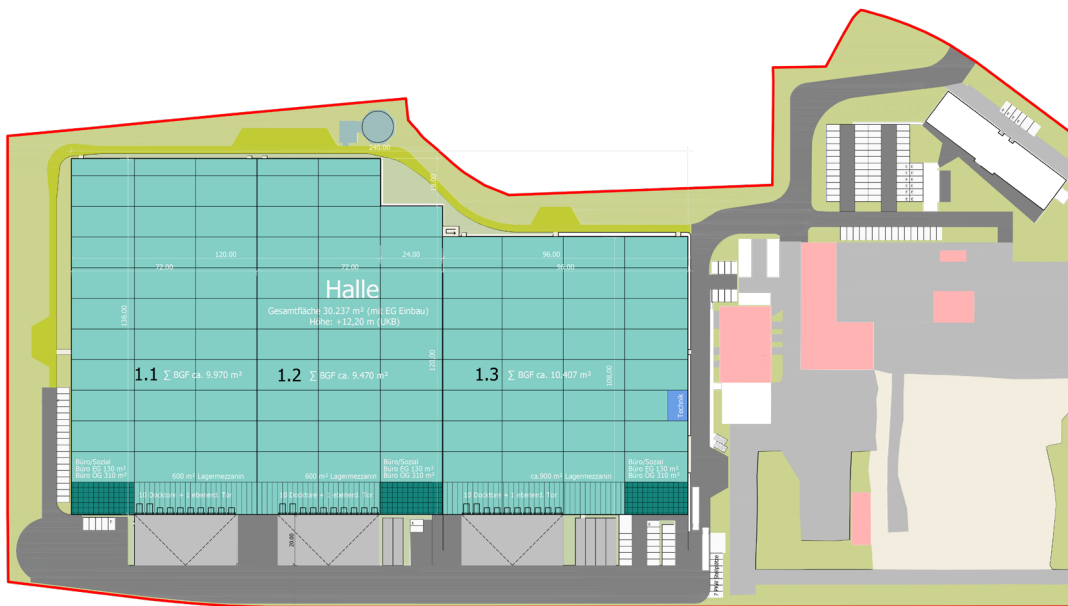
«Acquiring this property is an important part of our development strategy, which will enable us to further strengthen our presence in the global logistics hub of North Rhine-Westphalia.»

Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

Building specifications

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rooftop photovoltaic systems | <input checked="" type="checkbox"/> 126 car and 6 truck parking spaces |
| <input checked="" type="checkbox"/> Heat pumps | <input checked="" type="checkbox"/> 33,000 sqm total rental area |
| <input checked="" type="checkbox"/> Green-landscaped facades | <input checked="" type="checkbox"/> 29,600 sqm warehouse |
| <input checked="" type="checkbox"/> Generous, underground drainage areas | <input checked="" type="checkbox"/> 2,100 sqm mezzanine area |
| <input checked="" type="checkbox"/> Optional Battery storage | <input checked="" type="checkbox"/> 1,400 sqm of high-quality office and social space |

Floor plan



Swiss Life Asset Managers

Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

In the area of logistics, Swiss Life Asset Managers plays the role of investor, developer and portfolio holder of high-quality logistics, distribution and commercial real estate and offers customers a comprehensive range of services. With its development activities in Germany and other European countries, the logistics team at Swiss Life Asset Managers facilitates sustainable supply chains, ensures security of supply and creates local added value.



289.9 billion.

Assets under management for the Swiss Life Group



>115.4 billion.

Total real estate managed and administered



>165 years

of knowledge and experience in risk management

Your contact

If you have any further questions or would like to make an appointment, please contact us:

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Further information can be found at:

<https://www.swisslife-am.com/logistics>