



SwissLife
Asset Managers



Logistics

Nuremberg West I

Steinacher Straße, 91593 Burgbernheim

In the Logistics usage class of Swiss Life Asset Managers, we are a developer, investor and portfolio holder for state-of-the-art logistics real estate – including our new property “Nuremberg West I”, with high ESG standards and high-quality fittings.

Highlights

 **110.500sqm**
Property area

 **57.166sqm**
Warehouse

 **A7/4km**
Connection

 **3.133sqm**
Office and social areas

 **6.193sqm**
Mezzanine

Location and surroundings

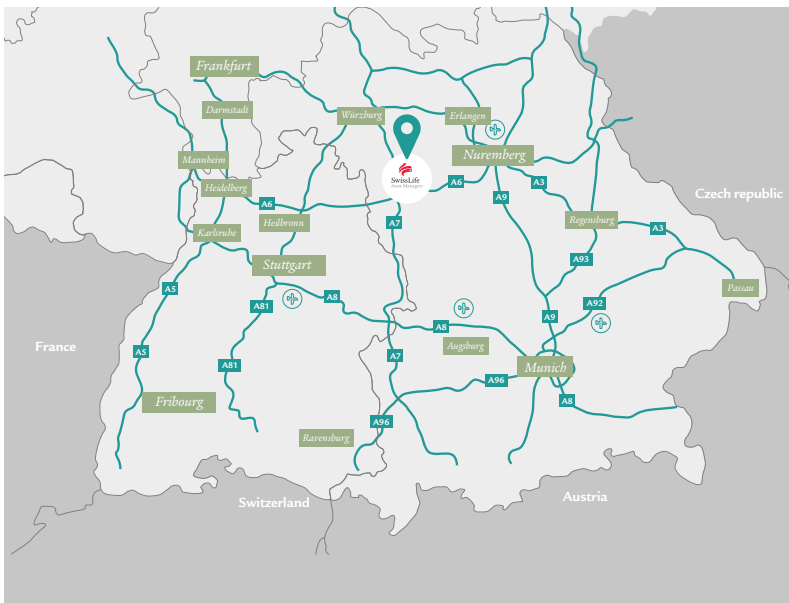
Macro location:

The Würzburg/Schweinfurt logistics region is located in northwestern Bavaria near Schweinfurt, Würzburg, Kitzingen and Uffenheim. While Schweinfurt has developed into an attractive location for contract logistics providers serving the local industry, the Würzburg/Kitzingen/Uffenheim area plays an important supply function for the retail sector. Located at the intersection of the A7 and A3 freeways, the Würzburg/Schweinfurt region’s good connection to the national transportation network makes it an efficient central supply point.

Micro location:

The site is located in an industrial area with local and medium-sized companies. In immediate vicinity are the main road (B470) and the A7, which intersects with the A3 approx. 45 km further north, thus connecting the location with large supra-regional centres such as Nuremberg/Munich and RheinMain.

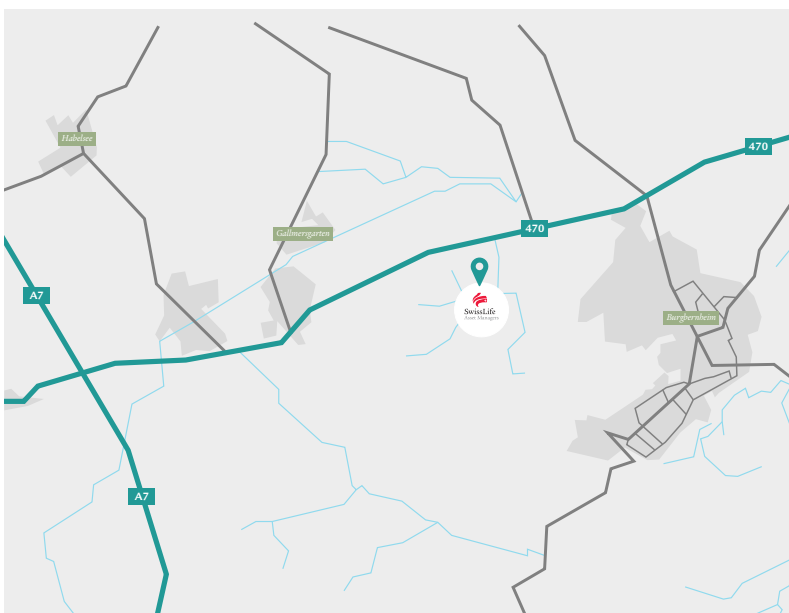
Macro location



Entfernungen

	Burgbernhelm	approx. 1 km
	GVZ Nuremberg	approx. 60 km
	Albrecht Dürer Airport	approx. 60 km
	Motorway A7	approx. 4 km
	Motorway A3	approx. 45 km
	Port of Nuremberg	approx. 60 km

Micro location



«This state-of-the-art property in the heart of the thriving Nuremberg metropolitan region is a great continuation of our “Roots” development pipeline.»

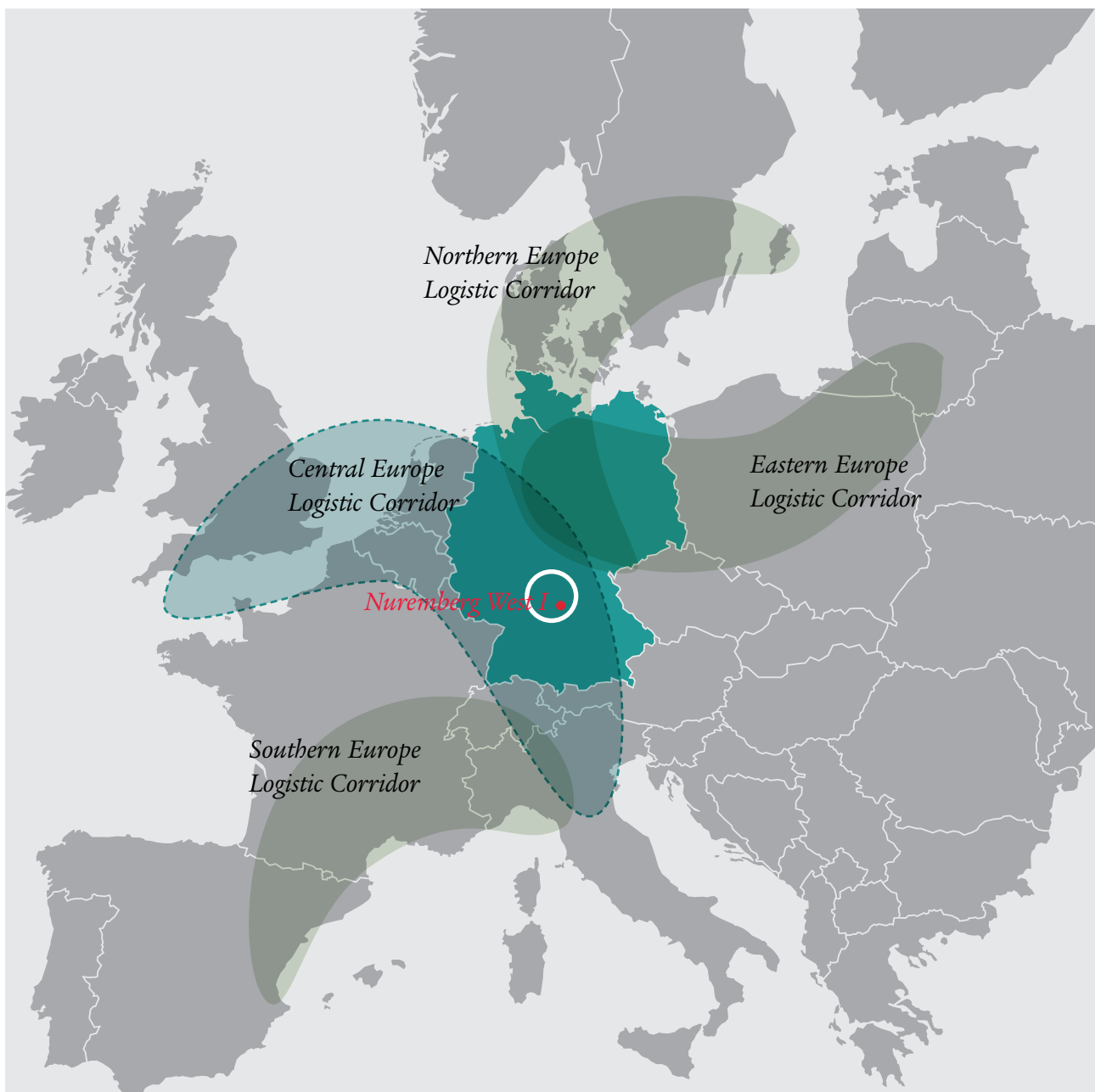
Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

Location and surroundings

The Nuremberg logistics region has an efficient infrastructure that allows it to fulfil its role as a gateway location for international transport. In this regard, the Nuremberg freight transport centre (GVZ) acts as a fundamental infrastructure facility. The freight transport and logistics center is an important hub for transport to and from the North Sea ports, offering daily container train connections to Hamburg, Bremerhaven, Bremen, Verona, and Rotterdam.

In terms of its level of development, the GVZ Nuremberg is one of the most established freight transport centers in Germany, along with Bremen. Conventional bulk materials can also be transported via the adjacent port area. Nuremberg is strategically located at the intersection of the major national A3, A6, A9, and A73 motorways, offering efficient distribution and transportation to neighboring regions. Nuremberg Airport is equipped to handle air freight.

Location in Germany and Europe



Property description

In Burgbernheim, in the Nuremberg/Würzburg region, an attractive logistics property with approximately 57.166 square meters of warehouse space and almost 6.193 square meters of mezzanine space is being built on a site measuring approximately 110.500 square meters. The approximately 3.133 square meters of office and social space will be complemented by employee-friendly indoor and outdoor recreation facilities.

In addition to its attractive appearance with a wooden facade and petroleum-colored design, the property also features electric charging stations for cars and trucks, a photovoltaic system, heat pumps, greenery on the facade, and flower meadows. The result is a building that has been designed for the efficient handling of goods and the best possible working conditions in the logistics hall.



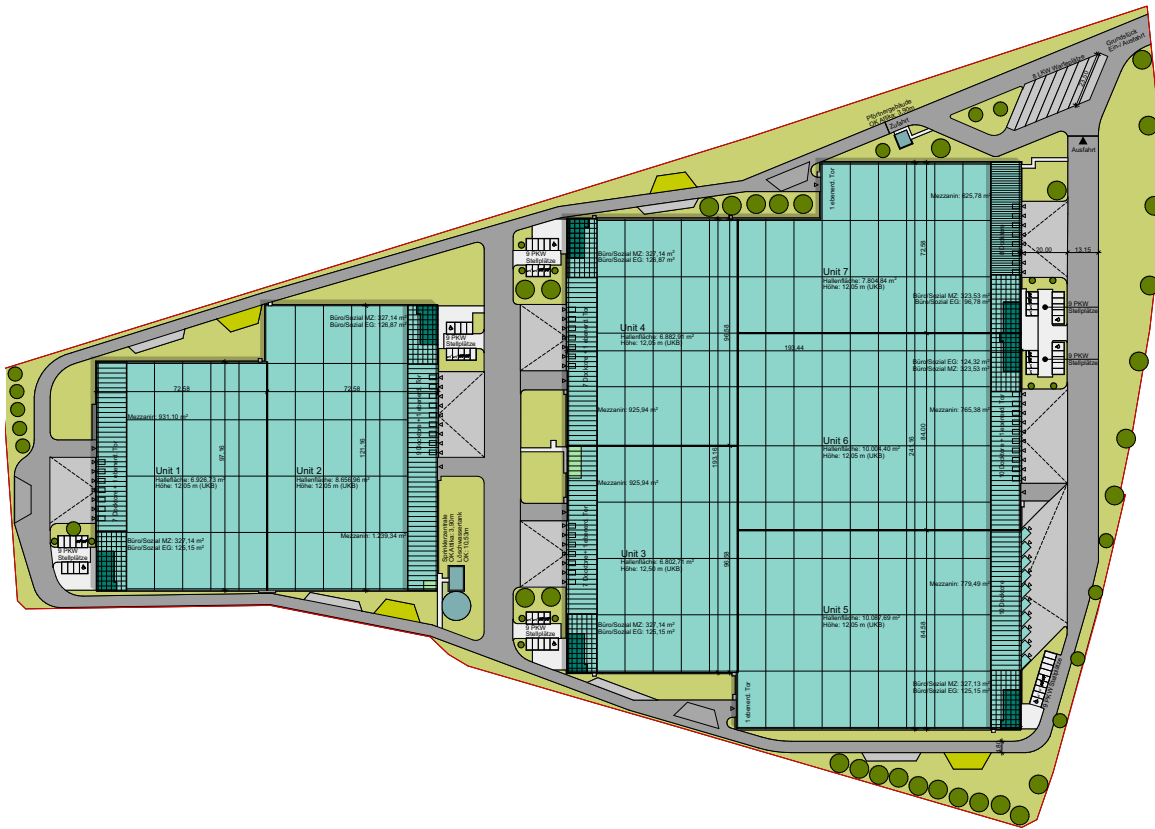
«In our properties, we focus on meeting flexible customer needs and adhering to international sustainability standards in order to generate the greatest possible long-term benefit for our clients.»

Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers

Building specification

- | | |
|----------------------------------|---|
| ✓ Photovoltaic systems | ✓ 60 car parking spaces and 7 truck parking spaces |
| ✓ Heat pumps | ✓ 66.492 sqm total rental area |
| ✓ Green-landscaped facades | ✓ 57.166 sqm warehouse |
| ✓ Generous, underground drainage | ✓ 6.193 sqm mezzanine area |
| ✓ WGK3 capable | ✓ 3.133 sqm of high-quality office and social space |

Floor plan



Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years of experience in managing the assets of the Swiss Life Group. This insurance heritage has decisively shaped the investment philosophy. The focus is on overriding principles such as value preservation, the generation of long-term and stable returns and a responsible approach to risk. Swiss Life Asset Managers also makes this proven approach available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

In the Logistics asset class, Swiss Life Asset Managers acts as an investor, developer and portfolio holder of high-quality logistics, distribution, and commercial real estate, offering clients 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.



272.3 billion

**Assets under
management for the
Swiss Life Group**



>112.7 billion

**Total real estate
managed
and administered**



>165 years

**of knowledge and
experience in risk
management**

Your contact

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