



SwissLife  
Asset Managers



currently  
available

Logistics

## Zwickau North

*Altenburger Straße 10 A, 04639 Ponitz*

In the Logistics usage class of Swiss Life Asset Managers, we act as a developer, investor and portfolio holder for state-of-the-art logistics properties with high ESG standards and high-quality fixtures and fittings – including our new property “Zwickau North”.

### Highlights

*Greenfield*

Project type

 *49.900sqm*

Property area

 *20.160sqm*

Warehouse

 *A4/4,8 km*

Connection

 *840 sqm*

Office and social areas

 *1.500 sqm*

Mezzanine

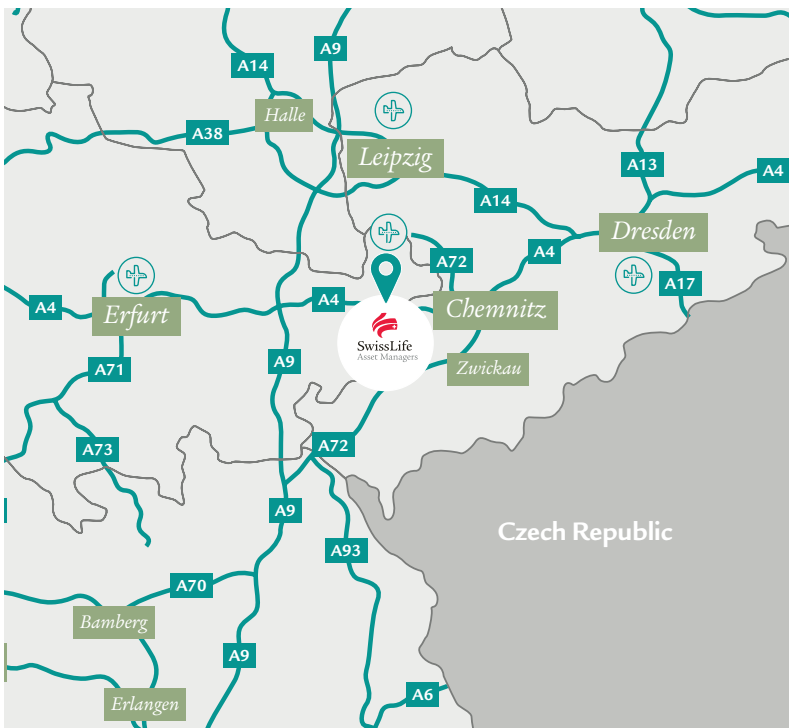
## Location and surroundings

### Excellent connections








The European Gateway Central Germany is an impressive centre for the smooth flow of goods and logistics processes. The European Gateway Central Germany is located in the heart of Europe and offers

future-orientated industrial, technology and service companies with excellent location conditions. It serves as a strategic hub for the efficient distribution of goods and merchandise.

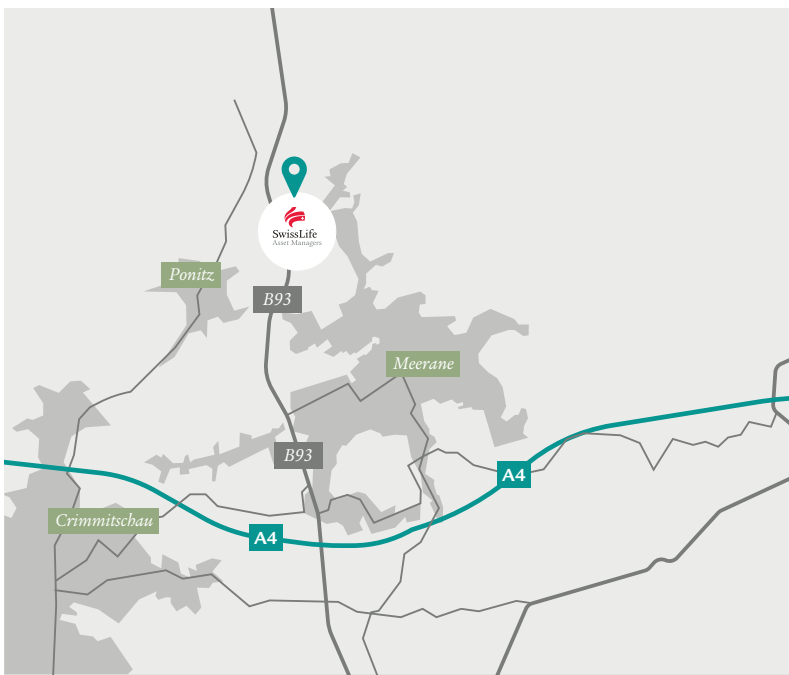
### Macro location



### Distances

	Motorway A4	approx. 5 km
	Motorway A9	approx. 50 km
	GVZ Erfurt	approx. 100 km
	Leipzig-Altenburg-Airport	approx. 180 km
	Zwickau	approx. 20 km
	Leipzig	approx. 65 km
	Federal Road	approx. 100 m

### Micro location



*“This new building impresses not only because of its high sustainability standards and its flexible utilisation concept, but also by its ideal position in the centre of Central Germany.”*

**Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers**

## Location and surroundings

### Logistics Cluster

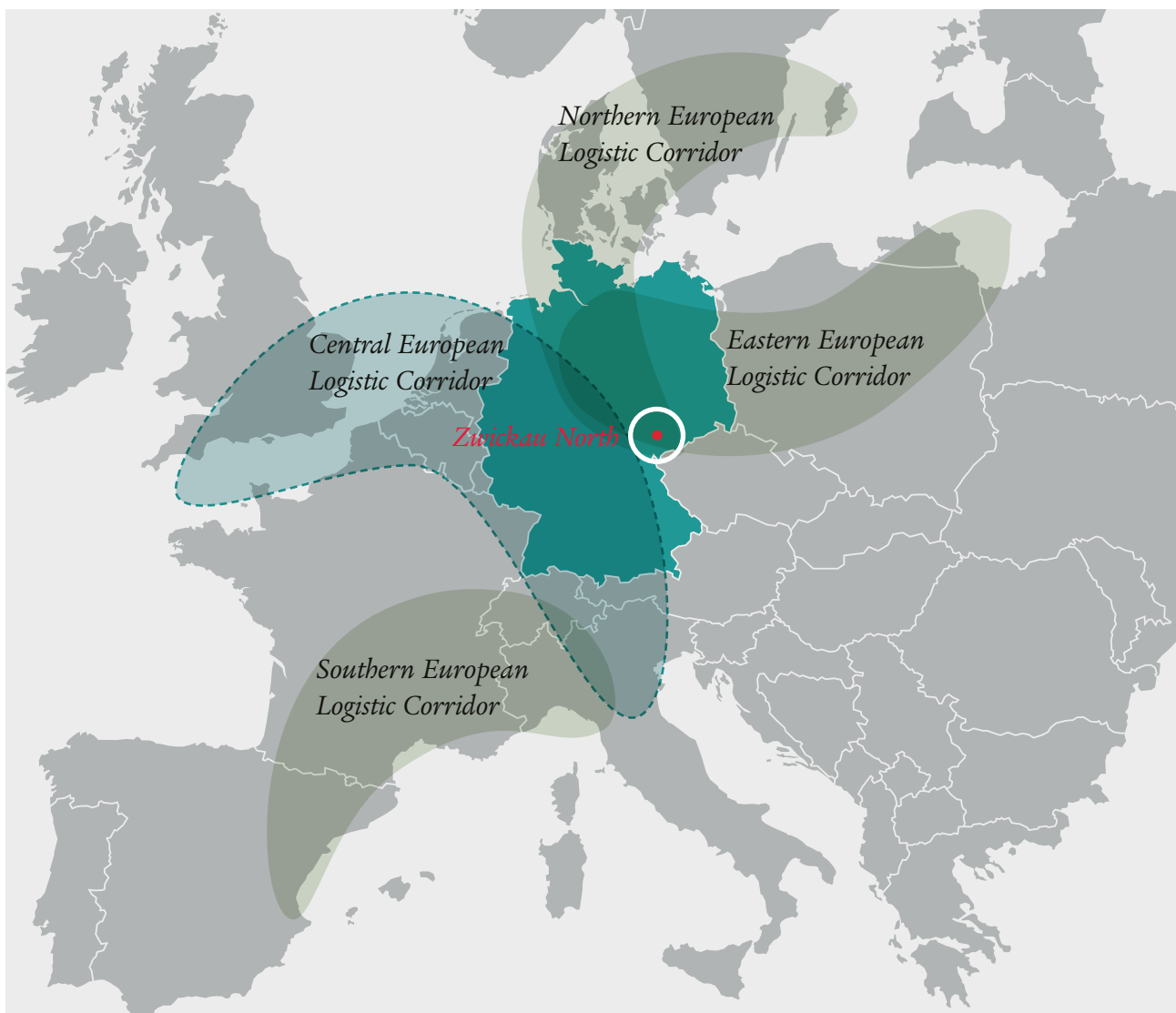
The logistics property is located directly between the major logistics markets of Leipzig, Dresden and Erfurt as well as close to the Volkswagen production site in Zwickau. Directly next to the presented location is the central Netto distribution centre. Furthermore logistics companies such as Rhenus, DHL and 3-party logistics service providers for Volkswagen are located in the neighbouring town of Meerane.

The B93 federal road is just 100 metres away. The important A4 motorway is approx. 4.8 km away. On the road side, the region is easily accessible via the A4, A9 and A72 motorways to the national road network. The Erfurt freight transport centre (GVZ) is the central transshipment centre for trimodal transport and links

the region both east-west and north-west-south traffic into the German railway network. The good connection to the city of Dresden and the Czech Republic also make the location a strategic transshipment centre for national and international goods traffic.

The centrepiece of the East German logistics region is the Schkeuditz motorway junction, which provides a direct connection to the neighbouring international airport. The DHL air freight hub at Leipzig Airport helps to make the region an important international gateway. For logistics service providers the region has also become a strategic centre for the establishment of numerous large industrial companies important location. The logistics locations in this region are also used by retail and e-commerce companies.

### Location in Germany and Europe



## Object description

### Logistics centre with high ESG standarts

The flexibly usable logistics centre is located 49,900 sqm site and can be divided into two units if required. The comprehensive and sustainable energy concept, based on photovoltaics and modern heat pumps, ensures independence from fossil fuels. The aim is BREEAM

'Very Good' certification. Situated close to Leipzig, Chemnitz and Zwickau, the location offers first-class infrastructure conditions and, thanks to its proximity to the B93 and the A4 motorway, it also offers excellent connections to the national and international road network.



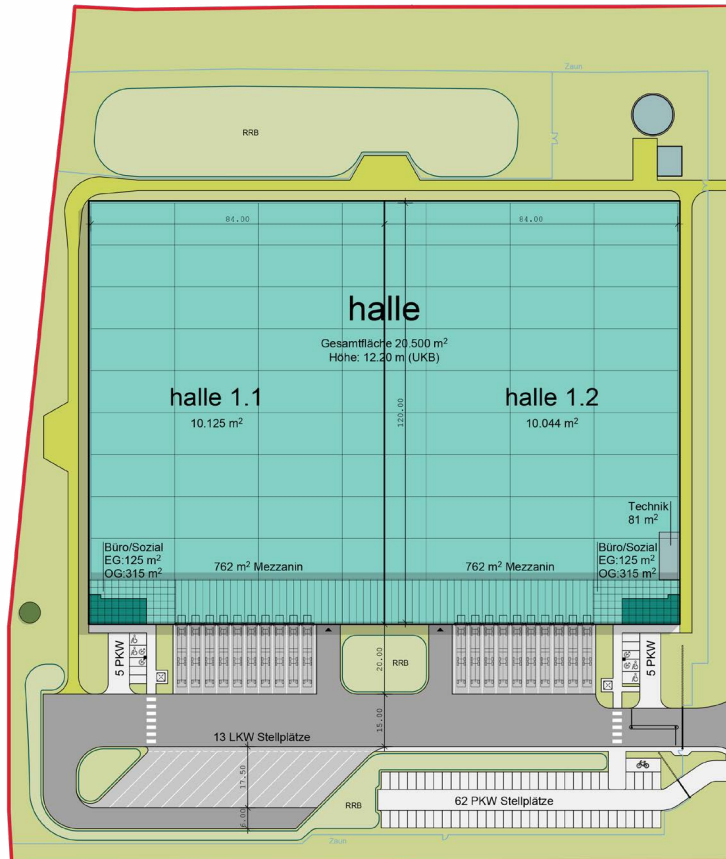
*“We develop our properties sustainably over the long term. An important focus of our projects is therefore the fulfilment of high, internationally recognised ESG criteria.”*

**Jörg Werder, Construction Director Logistics at Swiss Life Asset Managers**

### Building specifications

- ✓ Photovoltaic system on the roof
- ✓ Heat pumps
- ✓ Facade greening
- ✓ Generous infiltration areas
- ✓ WGK III Foil
- ✓ 25 car parking spaces and 2 truck parking spaces
- ✓ 49.900 sqm total rental area
- ✓ 20.160 sqm warehouse
- ✓ 840 sqm of high-quality office and social areas
- ✓ 1.500 sqm mezzanine area

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.



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>