

FOCUS

FOCUS-LOGISTIKPARK.DE



FOCUS

NEW INDUSTRIAL / DISTRIBUTION PARK

Warehouse areas from 10,118 m² to 30,703 m² GEA

Occupancy from March 2025

TOTAL AREA

34,541 m² GEA

Grunstedter Weg 7
99428 Nohra



FOCUS LOCATION

Prime location

6 Min to Highway A4

18 Min to Highway A71

10 Min to Freight Centre

The new logistics park is in a prime location: It has direct connections to the federal highway A4, the interchange “Erfurter Kreuz” and highway A71. The cargo center in Erfurt, with its rail terminals for combined transport, is only 11 kilometers away and ensures good connections to all European markets.

The companies that have already settled at the location include ZUFALL logistics group, DHL, DPD, Deutsche Post, Transoflex, TWH, Blank & Seegers and the ALDI central warehouse.





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SUSTAINABILITY

The Focus logistics park is being developed according to the most modern standards, taking into account the new GEG guidelines. Sustainable technologies such as photovoltaics and building heating based on renewable energies are used. For the comfort of employees, well-being areas are being created, including a table tennis table, lounges with a barbecue area and a boules court. Wildflower meadows and orchard fruit trees contribute to the natural, insect friendly design of outdoor areas.



MOBILITY

EV charger for cars and bicycles



'A' RATING FOR EXCELLENT ENERGY PERFORMANCE

Solar Panel System for tenant use



GEG 40 STANDARD

High level of energy efficiency



EU TAXONOMY REGULATIONS

Environmentally sustainable development



ECOLOGICALLY VALUABLE LAYOUT

Buildings and outdoor areas promote biodiversity and are designed to be insect and animal friendly



RENEWABLE TECHNOLOGIES

Fossil Free Heating and Solar Power System



EPC A RATING

A rating for excellent energy performance

FOCUS

OVERVIEW

Plot size approx.
55,000 m²

UNIT 1 Q1. 2025

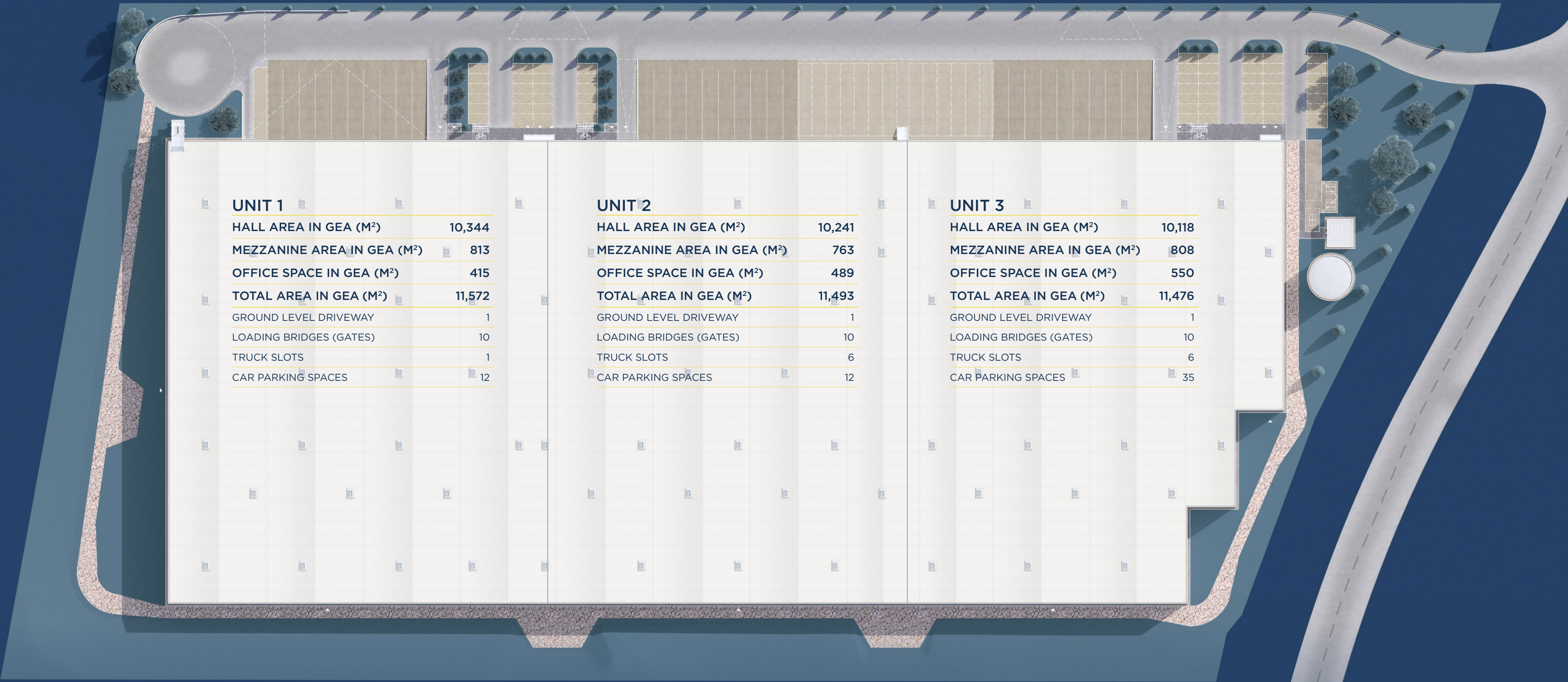
Warehouse: 10,344 m² GEA
Mezzanine: 813 m² GEA
Office and social areas: 415 m² GEA
Total Area: 11,572 m² GEA

UNIT 2 Q1. 2025

Warehouse: 10,241 m² GEA
Mezzanine: 763 m² GEA
Office and social areas: 489 m² GEA
Total Area: 11,493 m² GEA

UNIT 3 Q1. 2025

Warehouse: 10,118 m² GEA
Mezzanine: 808 m² GEA
Office and social areas: 550 m² GEA
Total Area: 11,476 m² GEA



WAREHOUSE



12.2 M

Clear Height 12.20 m²



70KN

Load Capacity Warehouse 70 kN/m² Mezzanine 5 kN/m²



Heating by means of Heat Pump



DGNB Platin Certificate



Smart LED Lighting



WKG Foil

OFFICE AND SOCIAL SPACES



Flexible sizes and bespoke fit-out possible



Heating by means of Heat Pump



Video surveillance & Entrance Control Possible



Natural Lighting



OUTDOOR FACILITIES



EV charger for cars and bicycles



Attractive Recreational Areas



Ecological Property Layout



Weather-protected & Safe Parking Spaces for Bicycles



Secured gates, high security fencing

FOCUS TIME LINE

BUILDING PERMIT Q1 2024

CONSTRUCTION START Q2 2024

OCCUPANCY FROM MARCH 2025



FOCUS
LOCATION



FOCUS

SUSTAINABILITY FEATURES

DGNB PLATINUM
CERTIFICATION



Sustainable
construction method

ECOLOGICALLY VALUABLE
LAYOUT



Buildings and outdoor areas
promote biodiversity and are
designed to be insect and
animal friendly

EPC A
EVALUATION



Very high
energy efficiency

EU TAXONOMY
COMPLIANT



Sustainable overall
concept

GEG 40
STANDARD



High level of
energy efficiency

SUSTAINABLE
TECHNOLOGIES



Building heating
on renewable base
energies

WELL-BEING



High quality outdoor
areas for Employees
and Drivers

PROPERTY



Ecological
layout

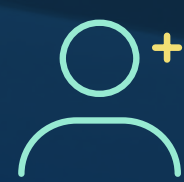
ENERGY



Solar panel system
for tenant use

USP'S

TOILETS & SHOWERS
FOR TRUCK DRIVERS



Attractive break rooms
and inviting outdoors
spaces

NATURAL LIGHTING



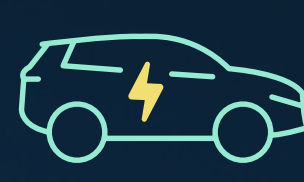
In the offices and
warehouse

SMART LED LIGHTING



Energy saving lighting

MOBILITY



E-Charging options for cars
and bicycles

BICYCLE SPACES



Weather protected and safe
parking spaces for bicycles

OFFICE & SOCIAL
AREAS



More individual tenant
improvements

FLOOR PLATE



Load Capacity 70 kN/m²
Mezzanine 5 kN/m²

WGK FOIL



Equipping the hall
area and the low
level with a WGK foil

SECURITY



Secured gates, high
security fencing

SERVICE



Deep yard length
32 m

SECURITY



Video surveillance
& entrance control
possible

FOCUS

FOR FURTHER INFORMATION
PLEASE CONTACT

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PRODAC Industrial Real Estate & BGO continue to develop future-orientated industrial and distribution warehouses throughout Germany.



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



PRODAC Industrial Real Estate GmbH is an owner-managed company with a focus on the acquisition, development, construction and marketing of modern, sustainable logistics and industrial properties. To do this, we combine many years of experience with the expertise of a first-class network - always with the aim of achieving the best result for all project partners. As an independent project developer, we attach great importance to long-term and trusting cooperation with our business partners.