

FOCUS

FOCUS-LOGISTIKPARK.DE



FOCUS

NEW INDUSTRIAL / DISTRIBUTION PARK

Warehouse areas from 10,054 m² to 30,728 m² GEA

Available now

TOTAL AREA

34,602 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 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



ENERGY

Roof pre-equipped for photovoltaic system



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 with air source heat pumps



EPC A RATING

A rating for excellent energy performance

FOCUS

OVERVIEW

Plot size approx.
55,000 m²

UNIT 1

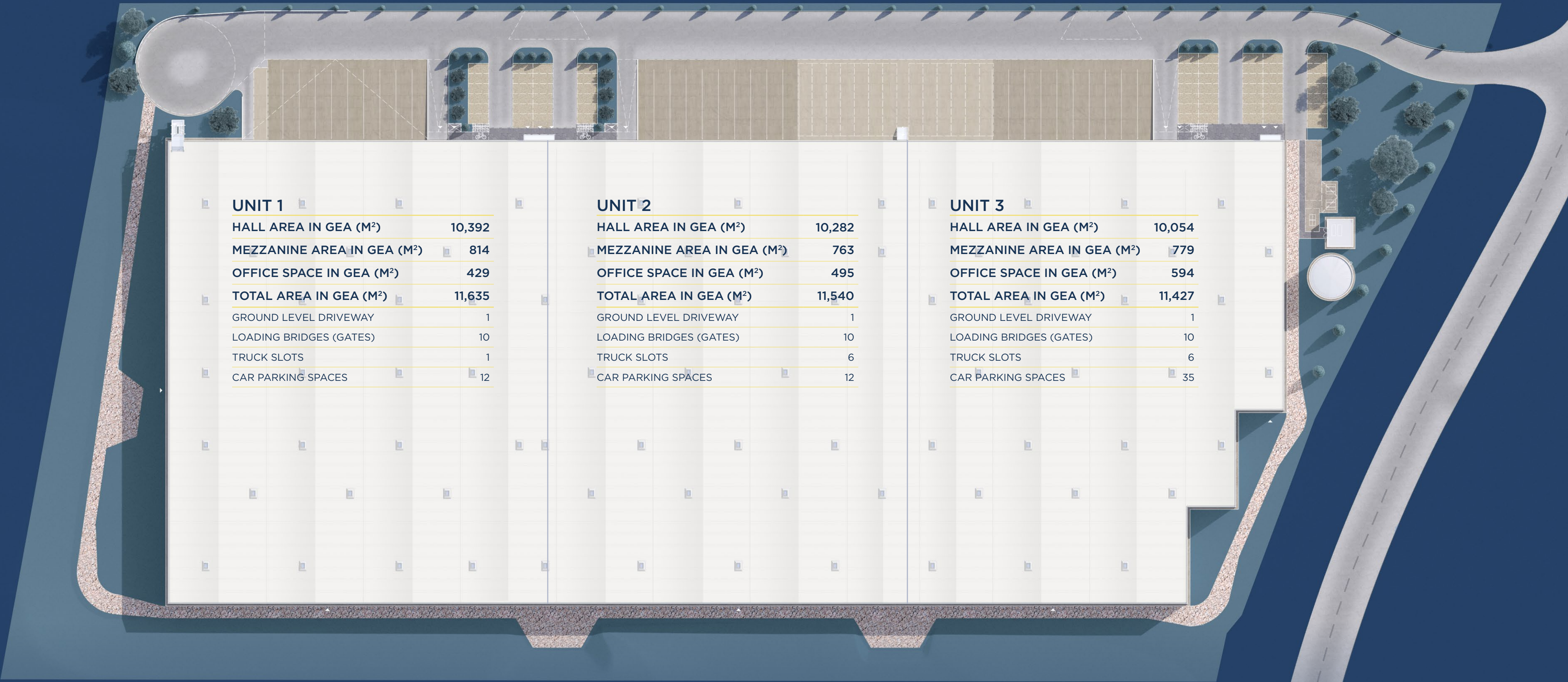
Warehouse: 10,392 m² GEA
Mezzanine: 814 m² GEA
Office and social areas: 429 m² GEA
Total Area: 11,635 m² GEA

UNIT 2

Warehouse: 10,282m² GEA
Mezzanine: 763 m² GEA
Office and social areas: 495 m² GEA
Total Area: 11,540 m² GEA

UNIT 3

Warehouse: 10,054 m² GEA
Mezzanine: 779 m² GEA
Office and social areas: 594 m² GEA
Total Area: 11,427 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 Gold 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

NOW AVAILABLE FOR
IMMEDIATE OCCUPATION



FOCUS
LOCATION



FOCUS

SUSTAINABILITY FEATURES

SUSTAINABLE CONSTRUCTION METHOD



DGNB Gold
Certification

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



Roof pre-equipped for
solar panel system

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



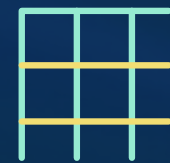
E-Charging options for cars
and bicycles

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
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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.