

MAGNA PARK RHEIN-MAIN



35510 Butzbach



27,032



Clear height
10 m



290,970



BTS Land Area –
up to 50,000 SQ M (538,195 SF)

WELCOME TO GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime landbank which allows for the development of an additional 16 million square feet.

Gazeley is wholly owned by GLP, the leading global provider of modern logistics facilities.



**17 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

MAGNA PARK **RHEIN-MAIN**

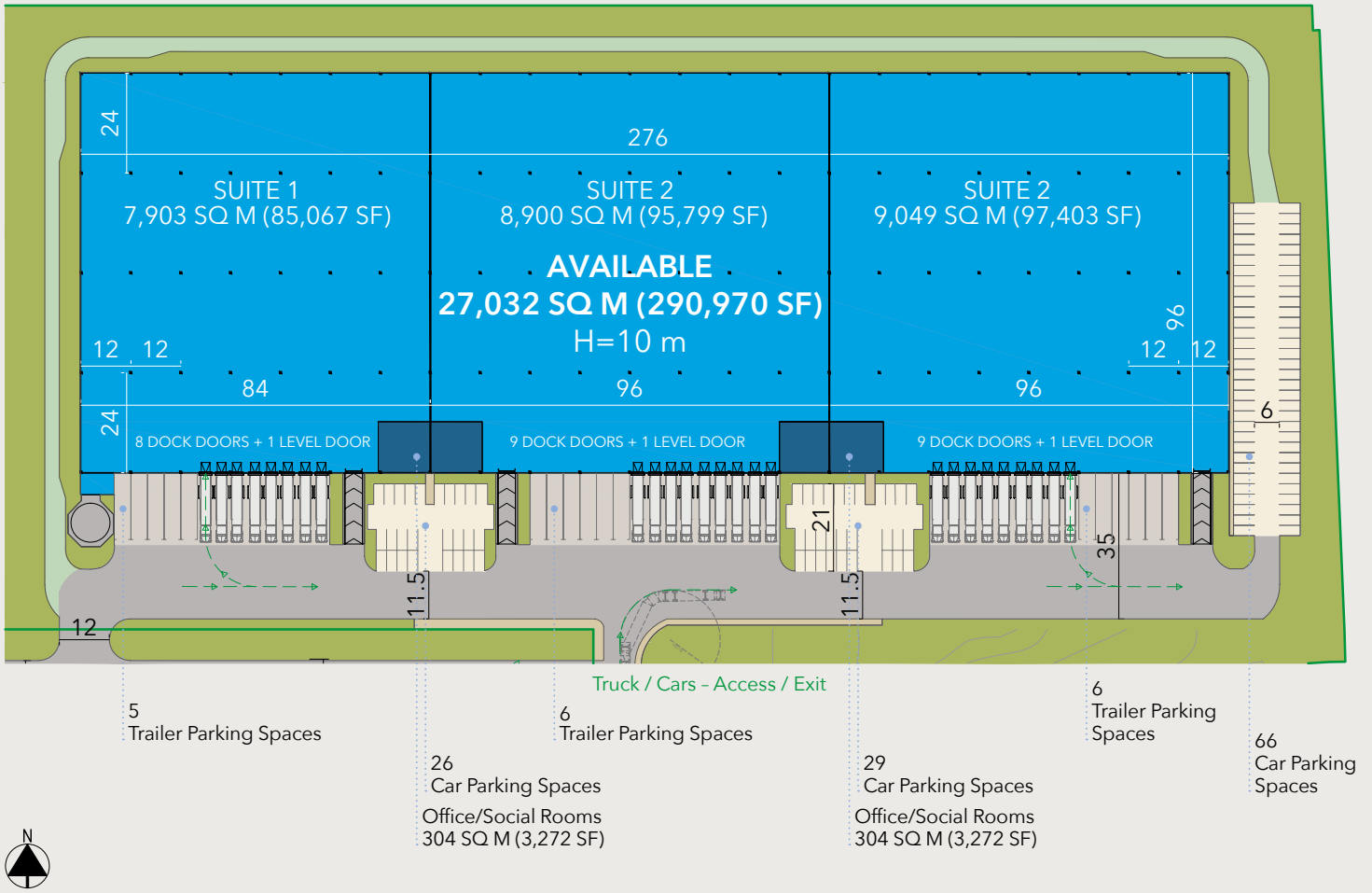
Positioned north of Frankfurt, Magna Park Rhein-Main is within close proximity to the motorway junction "Gambacher Kreuz". With up to 50,000 SQ M (538,195 SF) of developable warehouse space available, Rhein-Main has become a sought-after location of which, where numerous occupiers have established their operational business.



Strategic Location

A strategically excellent location with access to the A45 and A5.





SITE SPEC

SQ M
27,032

SQ FT
290,970

High spec

Total Size	50,000 SQ M (538,195 SF)
Warehouse	26,424 SQ M (284,425 SF)
Office/Social Rooms	608 SQ M (6,544 SF)
Suites	3
Car Parking Spaces	121
Trailer Parking Spaces	17
Dock Doors	26
Level Doors	3
Floor loading capacity	5t/SQ M
Clear height	10 m
ESFR Sprinkler System	

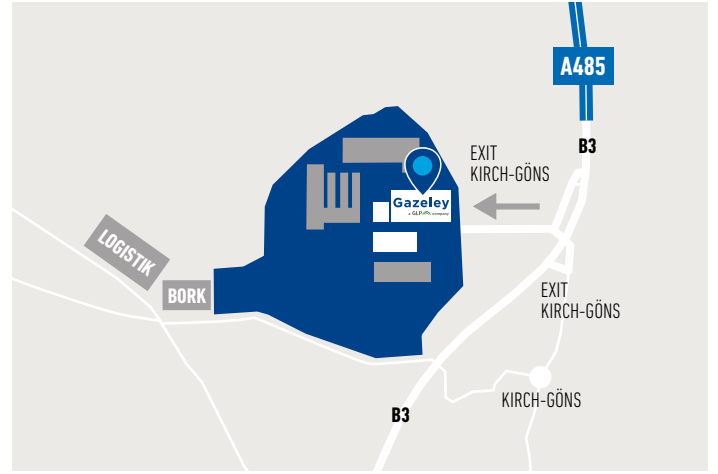
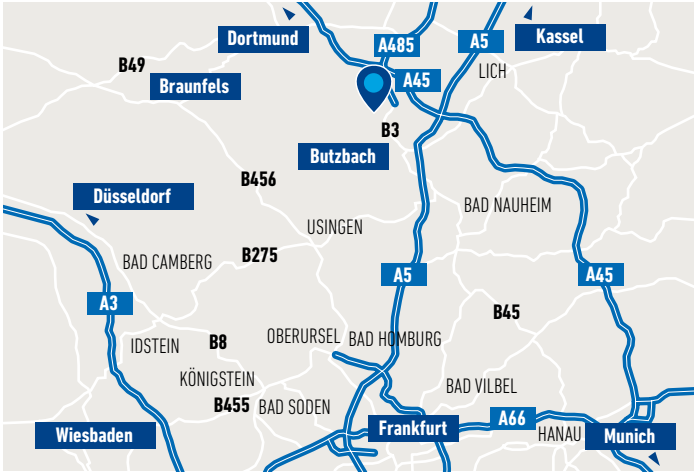


SUSTAINABLE EXCELLENCE



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance. Gazeley is now recognized across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

MAGNA PARK RHEIN-MAIN



LOCATION AND TRAVEL DISTANCES

Destination	Km
Motorway A45	8
Motorway A5	9
Frankfurt	51

Destination	Km
Frankfurt Airport	57
Dortmund	172
Stuttgart	257

RHEIN-MAIN ECONOMIC REGION

Magna Park is located in the heart of Hesse and the Rhine-Main metropolitan region. The Rhine-Main region is one of the leading economic locations and one of the leading industrial locations in Europe.



MAGNA PARK Rhein-Main
Am Magna Park
35510 Butzbach
Germany

If you would like any further information on the building, or to arrange a meeting, please email or call:



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