



Central Logistics Hub Stuttgart

**SEIZE THE STUTTGART ADVANTAGE:
PREMIER LOGISTICS INVESTMENT**

SCHICKARDSTRASSE 27 · BOEBLINGEN

November 2024



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UNRIVALED INVESTMENT OPPORTUNITY

CENTRAL LOGISTICS HUB STUTTGART: BEST-IN-CLASS LOCATION MEETS STRATEGIC DISTRIBUTION ASSET

PRIME LOCATION STUTTGART

- Prime location in the logistics hotspot Stuttgart in direct vicinity to the Mercedes-Benz plant Sindelfingen
- Direct access to highways A81 and A8
- Optimal location for tenant's streamlined distribution operations
- Heart of industrial powerhouse, anchored by Daimler and Porsche

ECONOMIC POWERHOUSE

- 2nd strongest economic region in Germany
- Home to numerous DAX-listed companies and hidden champions
- Daimler's most important plant in Sindelfingen on your doorstep
- Leading innovation region with highest patent applications per capita in Europe

COMMITTED SINGLE-TENANT

- LGI: Industry-Leading Logistics Provider
- Offering tailored logistics services for high-profile clients
- Key supplier to Mercedes-Benz's largest plant for premium models
- Cash flow backed by letter of comfort from parent company

LONGTERM SECURED CASHFLOW

- Under-rented facility with growth potential
- WALT of ~9 years (~14 years incl. options)*
- 100% annual CPI adjustment
- Scheduled rental uplift of 4% in 2029

HIGH QUALITY LOGISTICS ASSET

- Generic warehouse with flexible layout
- 2011 construction with roof refurbishment in 2024
- BREEAM "good" certification
- PV system installed
- On-site EV charging supports green mobility

*as of 01/11/2024



KEY METRICS

CENTRAL LOGISTICS HUB STUTTGART AT A GLANCE



LETTABLE AREA

c. 28,300 sqm



RENTAL INCOME (P.A.)*

~€ 2.5m



SITE AREA

62,000 sqm



WALT**

~9.0/~14.0 yrs.



YEAR OF CONSTRUCTION

2011/2024 (refurb.)



SINGLE TENANT

LGI Deutschland
GmbH



BUILDING TYPE

Distribution
Center



PV installed



STRATEGIC GATEWAY TO SOUTHWEST GERMANY

POWERING REGIONAL DISTRIBUTION IN EUROPE'S
INDUSTRIAL HEARTLAND



ECONOMIC POWERHOUSE STUTTGART

- Germany's 2nd strongest economic region
- Corporate Magnet: Home to 6 Fortune Global 500 companies
- Diverse sectors: automotive, engineering, IT, green tech
- Exceptional demand for logistics services
- Economic resilience hedges against market fluctuations

INDUSTRIAL HUB SYNERGY

- Global headquarters for Mercedes-Benz and Porsche
- High-density cluster of development centers and production facilities
- Sindelfingen serves as the central competence centre for the production of high-end Mercedes Benz models
- Major hub for automotive assembling and logistics
- Ecosystem of tier-1 and tier-2 suppliers ensuring industry resilience

STRATEGIC LOGISTICS POSITIONING

- Stuttgart Airport within 25 km
- Superior connectivity to A8 and A81 highways
- Direct link to Daimler's Sindelfingen factory, optimizing supply chain efficiency
- Strategically positioned for both regional and national distribution networks



Central Logistics Hub
Stuttgart

BRINGING YOU CLOSER TO STUTTGART'S BEST

YOUR PERSONAL CONTACTS



FLORIAN BITTER

Senior Team Leader
I & L Investment Germany

+49 171 2 212 708
florian.bitter@jll.com



DOMINIC THOMA

Co-Head
I & L Investment Germany

+49 163 322 1020
dominic.thoma@jll.com



FABIO FLOWERS

Associate
I & L Investment Germany

+49 160 96 318 486
fabio.flowers@jll.com



LEONIE JOERSS

Consultant
Capital Markets Hub Germany

+49 175 7591 076
leonie.joerss@jll.com



LEON DIX

Senior Consultant
Capital Markets Hub Germany

+49 151 54616764
leon.dix@jll.com

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