

The logo features the word "AURUM" in a large, gold, serif font, centered within a gold rectangular frame. Below the frame, the words "METROPOLIS RUHR" are written in a smaller, gold, sans-serif font.

AURUM

METROPOLIS RUHR

STATE-OF-THE-ART DISTRIBUTION CENTRE

SUSTAINABLE AND FUTURE-VIABLE



INVESTMENT HIGHLIGHTS



THE LEADING RUHR LOGISTICS REGION

AURUM is situated in one of Europe's most important logistics regions, covering a very large and densely populated market area.



NEW BUILDING OFFERING EXCELLENT SCOPE FOR ALTERNATIVE USES

The asset comprising two building units was only recently completed and meets all the requirements pertaining to a state-of-the-art logistics property.



INLOGPARC - A SUCCESS STORY

AURUM - developed on one of the last available sites at InlogParc, a highly sought-after location which is home to many prominent users, such as KiK (German headquarters), DHL, Fiege, Lidl and Zurbrüggen.



SECURE CASH FLOW

As a well-established logistics company with a broad-based business model, Recht ensures a secure flow of rental income until 2031 at least.



DIRECT MOTORWAY ACCESS

The busy A2 motorway links the Ruhr region with the German capital, Berlin.



DGNB GOLD CERTIFICATION PROCESS UNDERWAY

The property already fulfils many state-of-the-art sustainability criteria, in addition to which the roof has been fully prepared for installation of a photovoltaic system (existing subsidy transferable).

IN THE HEART OF THE LEADING RUHR LOGISTICS REGION

AURUM SITUATED DIRECTLY ON THE A2



← **Hamm junction**
10-minute travel time

→ **Bönen junction**
6-minute travel time
Kamener Kreuz
intersection
9-minute travel time

EVERYTHING AT A GLANCE

KEY FACTS



ADDRESS	Weetfelder Str./Grenzweg, 59077 Bönen
LOCATION	InlogParc industrial estate on the A2, approx. 15 km east of Dortmund
PROPERTY TYPE	Distribution centre
SITE AREA	approx. 52,400 m ²
COMPLETION	2024
TENANT	Recht Kontraktlogistik GmbH
TOTAL RENTAL SPACE [M ²]	24,266 m ²
... OF WHICH, LOGISTICS	20,803 m ²
... OF WHICH, MEZZANINE	2,627 m ²
... OF WHICH, OFFICE	836 m ²
PARKING SPACES (CARS PARK DECK)	86 Cars 9 Trucks 18 Bikes
VEHICLE ACCESS	22 loading bridges, 2 ground-level doors
FIRE COMPARTMENTS	2
RENTAL INCOME P.A.	EUR 1,874,886
MONTHLY LOGISTICS RENT	EUR 6.50/m ²
MONTHLY MEZZANINE RENT	EUR 2.93/m ²
MONTHLY OFFICE RENT	EUR 11.00/m ²
MONTHLY RENT PARKING (PER UNIT)	EUR 40.00 Cars 55.00 Trucks 10.00 Bikes
INDEXATION ARRANGEMENT	80 % annual adjustment based on CPI
WALT WITH OPTION 1 OPTION 2	6.5 11.5 14.5 years*
OCCUPANCY LEVEL	100 %, single tenant
CERTIFICATION	DGNB Gold (certification in progress)

ESTABLISHED SOLE TENANT RECHT LOGISTIK

SECURE CASH FLOW
FOR AT LEAST 6 YEARS



THE LEADING RUHR LOGISTICS REGION

IDEAL CONNECTIONS

LARGEST CONURBATION IN GERMANY

A population of more than 10 million in the Rhine-Rhine-Ruhr metropolitan region provides for an attractive market directly on the doorstep.

FAVOURABLE CONDITIONS FOR LONGER-RANGE DISTRIBUTION AS WELL

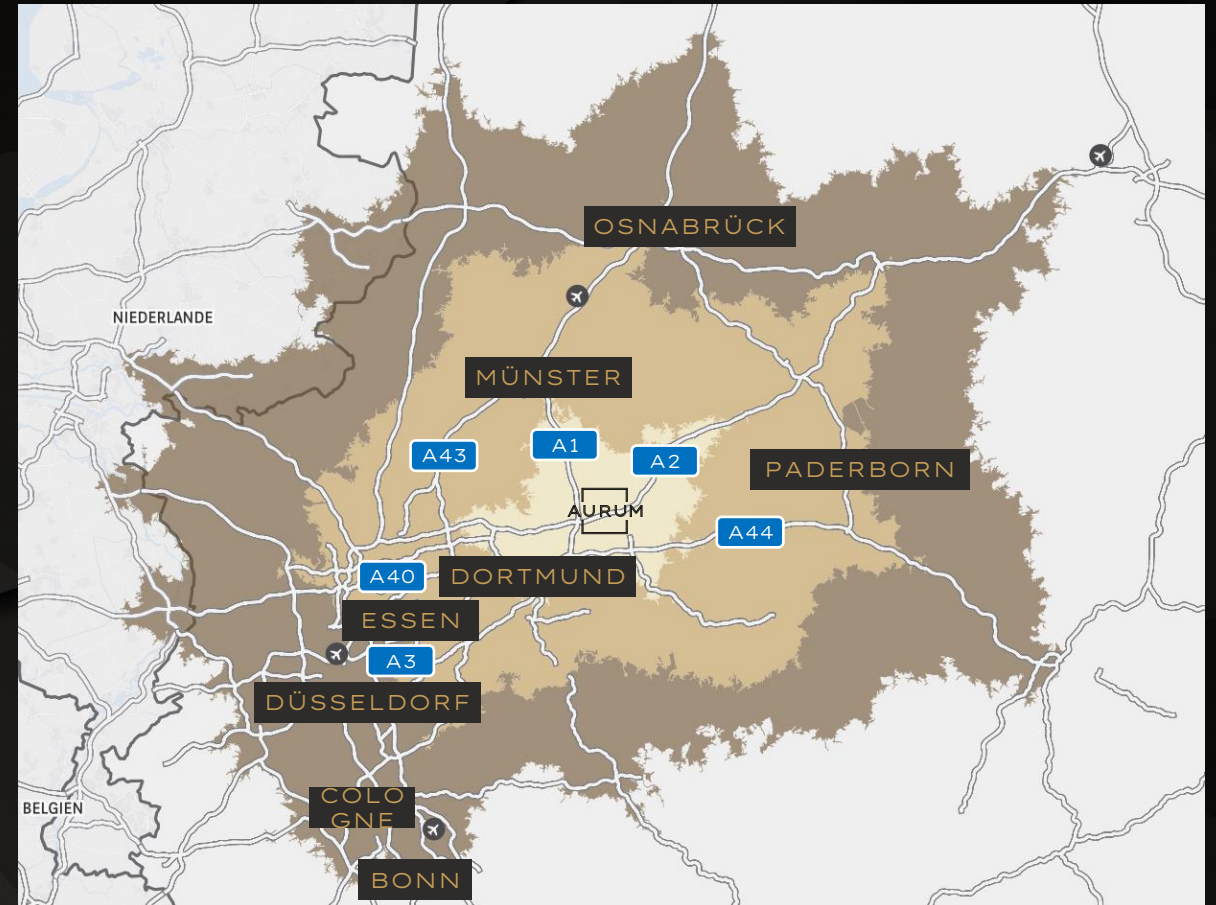
The manufacturing industry generates high demand for logistics space in the Ruhr region. Well-known wholesale and retail companies also have national distribution centres based here, particularly in the east of the logistics region.

STRATEGICALLY IMPORTANT LOCATION

The A2 motorway serves as a key east-west link between the Ruhr region and Berlin. Kamener Kreuz intersection and the A1 motorway connect the region to Bremen and Hamburg.

HIGH-POWERED INTERMODAL INFRASTRUCTURE

The dense road network and the important canal ports and container terminals in the region offer ideal conditions for fast distribution operations.



CATCHMENT AREA

JOURNEY TIME	POPULATION	PURCHASING POWER
0 – 30 min	1,547,653	95.9
0 – 60 min	6,912,589	98.4
0 – 90 min	15,421,379	100.6

LEVERING POTENTIAL ON SUSTAINABLE FOUNDATIONS

READY FOR ESG

BICYCLE PARKING STANDS

Covered facility in the multi-storey car park

LOCAL PUBLIC TRANSPORT

Stop directly outside the property

DGNB GOLD

Certification in progress

DGNB**STATE-OF-THE-ART OFFICE PREMISES**

With exterior sunshading, attractive interiors and full accessibility for people with disabilities

E-CHARGING STATIONS

1 station installed, pre-installations for 14 stations

GREEN LEASE

Corresponding provisions in the lease agreement

PHOTOVOLTAIC SYSTEM WITH TRANSFERABLE SUBSIDY

Pre-installation and feed-in authorisation already in place - subsidy amount 10 cents/kWh, term 21 years*

LED LIGHTING

Energy-saving

SMART METERING

* As part of the funding, the applicant has deposited a security of EUR 73,601, which will be paid out by the Federal Network Agency as soon as the PV-system is registered in the market master data register. If the rights are transferred to a buyer/lessee, the security will be paid to them upon registration, which is why the applicant will request payment of the security upon transfer of the rights.

YOUR PERSONAL CONTACTS

CONTACT DETAILS



**BNP PARIBAS
REAL ESTATE**



**FLORIAN
KOŁODZIEJCZAK**

Director
Logistics & Industrial Investment



+49 (0) 211-5200-1122



+49 (0)172-695 53 98



Florian.Kolodziejczak@bnpparibas.com



**JAVIER
GOMEZ**

Director
Logistics & Industrial Investment



+49 (0)69-298 99-969



+49 (0)170-370 77 30



Javier.Gomez@bnpparibas.com



**CHRISTOPHER
RAABE**

Managing Director
Head of Logistics & Industrial



+49 40 348 48 229



+49 172 695 53 88



Christopher.Raabe@bnpparibas.com

Commission

Free of commission for the buyer

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