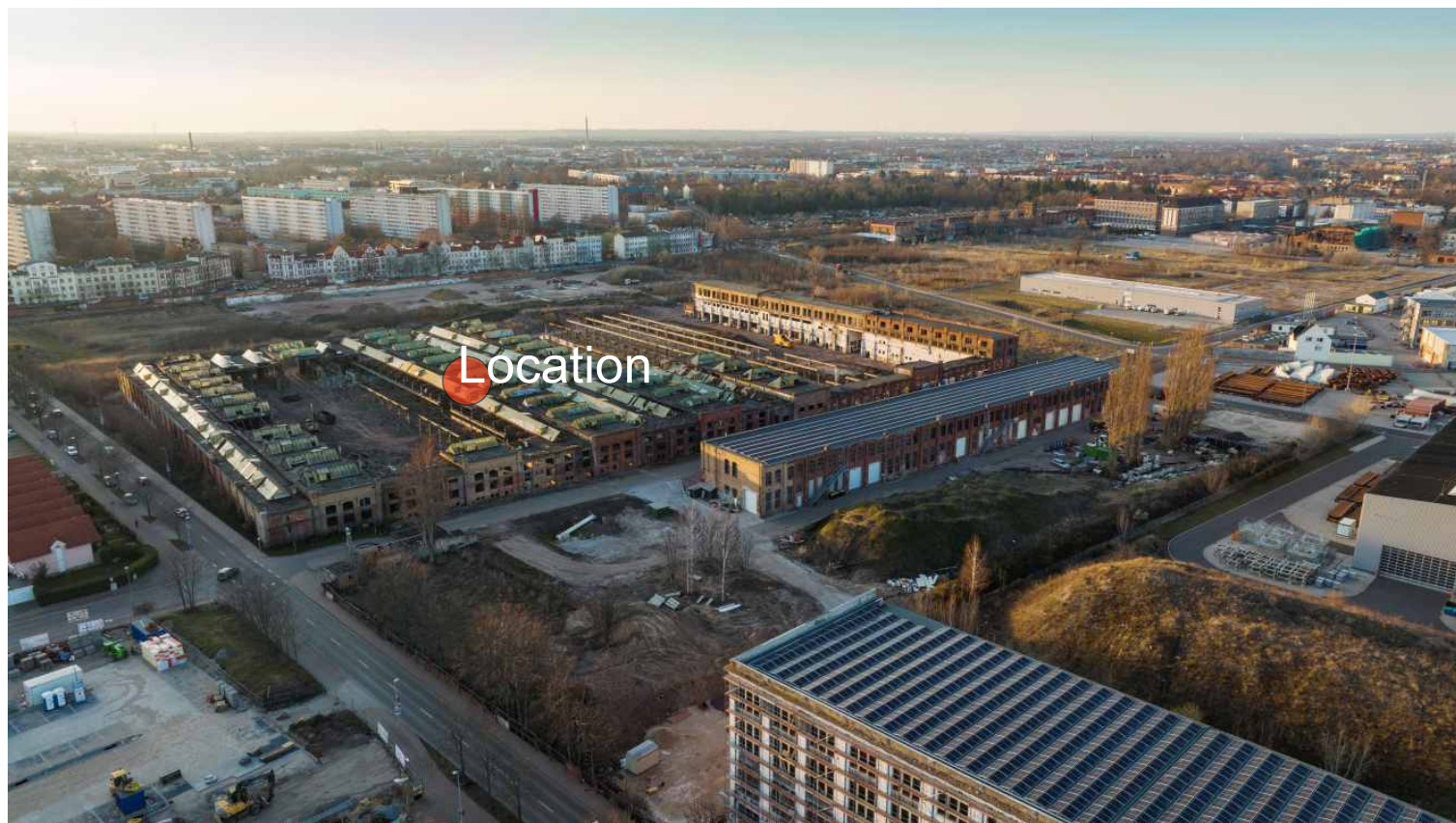


REAL ESTATE FORUM MAGDEBURG OUTLOOK 2022



»» General Information

The state capital Magdeburg is the largest city on the Elbe between Dresden and Hamburg and is located in the middle of the cultural landscape Elbaue.

Powerful, dynamic, forward-looking, innovative, attractive, networked: The city of Magdeburg is a modern location for business, science and research. In addition to Otto von Guericke University and Magdeburg-Stendal University of Applied Sciences, the Max Planck Institute and the Fraunhofer Institute for Factory Operation and Automation are also located here.

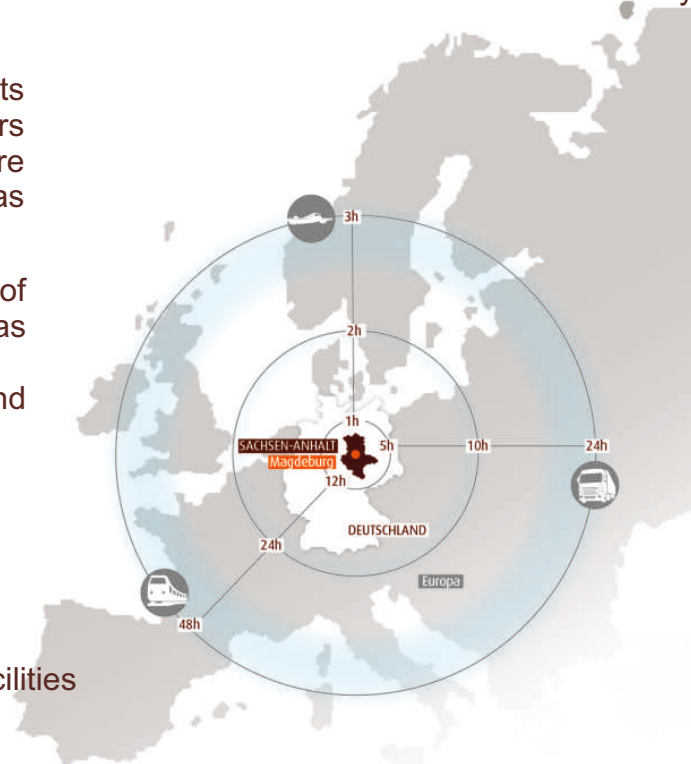
In addition to cross-industry networks, qualified specialists and optimally developed commercial sites, entrepreneurs will find here a logistically optimally located site at the centre of the metropolises of Leipzig, Berlin and Hanover as well as a municipal partner who is aware of entrepreneurial needs.

The 'City of Otto' presents itself to its visitors as a place of culture and history, of creativity, of sports rich in tradition as well as with a variety of leisure activities.

Discover Magdeburg as your future investment, living and working location.

Our special location advantages are:

- centrally located in Germany
- comprehensive settlement support
- extensive funding opportunities
- trimodal transport connections to the location
- qualified workforce thanks to a wide range of training facilities
- scientific cooperation partners





»» Location / Description

The Freie Straße / Langer Heinrich industrial estate in the heart of Magdeburg looks back on a long historical past and contributed significantly to the industrial development of the city of Magdeburg. In GDR times, the site was used by the iron foundry of the VEB Schwermaschinenbaukombinat "Ernst Thälmann" (SKET).

The area was revitalised and redeveloped a few years ago. As part of the development, the streets "Langer Heinrich" and "Freie Straße" were newly built or prepared. The immediate proximity to numerous companies and service providers as well as Magdeburg University Hospital is a unique location advantage.

After completion of the revitalisation, the industrial site covers approx. 41.5 ha (net).

Up until about 30 years ago, Plant 13, with its 492 feet and 365.972 square feet production hall, was the largest plant in Magdeburg that included stranding machine construction. Since then, the building was unused and fell into disrepair.

With the development of a new concept by the owner, individual commercial and storage space is now to be created at this traditional location of heavy machinery construction.

The plan is to retain most of the head buildings and façade. The development of the hall is to be finger-like in depth via several access roads from the Freie Straße.





»» Data of rental / purchase object

District	Magdeburg
Location	Leipziger Straße district, Freie Straße
Property area	approx. 5 ha total area Production hall: 3,4 ha
Development of	Office units from 717,6 yd ² to 1.375,4 yd ² Commercial units from 418,6 yd ² to 4.186 yd ² Building plots from 8.371 yd ² and 9.867 yd ²
Distances	City centre approx. 2,55 mi Public transport approx. 0,62 mi Highway A2 approx 6,8 mi / A14 approx. 3,9 mi
Rent / purchase	Sale or rental / price on request

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»» Building law framework

The site is designated as a commercial building area in the land use plan of the state capital Magdeburg. The legally binding land-use plan No. 410-4 "Industrial and commercial area Langer Heinrich" can be viewed at the following link:

www.magdeburg.de/PDF/B_Plan_410_4.PDF?ObjSvrlD=37&ObjID=39679&ObjLa=1&Ext=PDF&WTR=1&_ts=1623758105

Due to its previous industrial use, the site is designated as a suspected contaminated site.

»» Use

The site is currently used or prepared for commercial storage and logistics space. Commercial uses in accordance with the positive list of the coordination framework of the Joint Task "Improvement of the Regional Economic Structure" are possible for a future use of the site.

»» Development

The property is locally accessible via Freie Straße.