

PRESS RELEASE

LIP Invest buys a new logistics building near Zwickau

- **Transshipment centre leased to a leading pharmaceutical logistics company on a long-term basis**

Munich, 14th December 2021 – LIP Invest, leading investment manager and fund initiator for Logistics Real Estate in Germany, is acquiring a transshipment centre under construction for one of its funds. The completion is planned for the first quarter of 2022. The new building has already been leased to a leading pharmaceutical logistics company on a long-term basis.

In the acquisition process, LIP was supported technically by KAPCO, legally by Linklaters LLP, by Mazars in tax and in the ESG due diligence by ES EnviroSustain.

The total rent area of the logistics property amounts to 7,000 square meters. The hall is self-supporting and has the “Y”-shape, that is typical for transshipment properties. Thus, a large number of gates is allowed with a comparatively small hall area. For the delivery, 21 ramp gates for trucks and 79 ramp gates for sprinters as well as one ground-level gate are planned. In the outdoor area, 400 square meters are available as a pallet storage. On the 42,000 square meter area, a paved outdoor area of 14,500 square meters forms generous delivery space. 70 car, 32 truck and 14 van parking spaces as well as 4 e-charging stations for electric vehicles are provided on site. In addition, a bicycle garage with 28 parking spaces will be built.

Regarding the handling of temperature-sensitive goods, special attention is paid to the thermal insulation of the building. The hall will be equipped with LED step lighting. Furthermore, a special pipe system under the courtyard surface ensures that the rainwater can seep away naturally.

Distribution centre for the logistics region Saxony

The new transshipment centre has already been leased to a leading pharmaceutical logistics company on a long-time basis. The service provider specializes in logistics solutions for pharmaceutical products and other sensitive goods, among other things. The region around Zwickau is part of the Saxony logistics region along the A4 and is mainly characterized by the region’s industry. It is therefore also attractive for production-supplying logistics and contract logistics providers.

“The distribution centre has good road connections, as it was built directly on the A72 motorway. From here, other east German cities such as Dresden or Leipzig can be reached within an hour. There are rail connections to the Ruhr region, German seaports or Poland and the Czech Republic via the freight centre Südwestsachsen, which is about 20 kilometres away.” says **Jan-Nicolai Tröndle**, Head of Acquisition.

About LIP Invest

LIP Invest is a leading investment manager and fund initiator for logistics real estate in Germany. In the last three years over 50 institutional investors have invested more than 825 million euros in the LIP logistics real estate fund. With an investment volume of around 1.4 billion euros, the LIP portfolio now consists of 50 properties with a total rental area of more than 1 million square meters and rental income of over 60 million euros. The entire property portfolio is fully let. www.lip-invest.com

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