

PRESS RELEASE

## **LIP Invest buys new logistics building near Hamburg from Peper & Söhne**

- **thyssenkrupp Plastics leases long-term**
- **Logistics property in TOP location**

**Munich/Tornesch, 22<sup>nd</sup> February 2022** – LIP Invest, leading investment manager and fund initiator for logistics real estate in Germany, acquires a newly built logistics centre in Tornesch near Hamburg, Lise-Meitner-Allee 7, for one of its logistics funds. The plastics wholesaler thyssenkrupp Plastics, a subsidiary of thyssenkrupp Materials Services, will use the new building as tenant.

The seller of the property is Peper & Söhne Projekt GmbH from Bremen. LIP has already successfully completed several transactions with the project developer. GOLDBECK Nord, Bremen branch, planned and built the logistics property as general contractor. In the acquisition process, LIP received technical support from CBRE, legal support from REIUS, tax support from MAZARS and from ES EnviroSustain for the ESG analysis.

A modern logistics property with a total rental area of around 8,300 square meters was built on a 20,000 square meter site. The single-storey hall with a height of 10 meters has a floor loading capacity of 5 tonnes. There are four ground-level gates for side loading and unloading as well as a pre-equipped low yard for rear loading and unloading of trucks. In addition, there is a covered loading zone of almost 800 square meters. In total, the property has 3 truck, 23 car and 20 bicycle parking spaces, some of which are pre-equipped with e-charging stations.

The new building, which is to receive DGNB Gold certification, is also accessible via the public transport network. The outdoor facilities are enhanced by the planting of 40 native deciduous trees. An energy monitoring system connected to the meter system will ensure efficient consumption data collection. The roof structure of the property is designed for the installation of a photovoltaic system, which will be set up by LIP's partner company AvanLog Solar.

### **Increased space requirements of the tenant**

The logistics property replaces the previous location of thyssenkrupp Plastics GmbH in Hamburg. With the new location, the company is investing in its comprehensive logistics network in northern Germany in order to ensure rapid availability of goods. In addition to plastic

products (semi-finished products) from well-known brands, the company offers services for product and application advice as well as a comprehensive processing service.

The logistics property is conveniently located in the Tornesch Business Park. The nearest motorway access to Hamburg is only 500 meters away. This junction offers further distribution options via the airport and the port area of Hamburg.

“Tornesch benefits from its immediate proximity to the Hanseatic City of Hamburg, one of the most important and economically strongest regions in Germany. From here, goods can be efficiently distributed all over the world via various modes of transport. This logistics property is a great addition to our fund. At the same time, we are pleased that the tenant can now fully cover his space requirements with the new building,” explains Bodo Hollung, partner and managing director of LIP Invest.

#### **About LIP Invest**

LIP Invest is a leading investment manager and fund initiator for logistics real estate in Germany. In the last three years 60 institutional investors have invested more than 850 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 51 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](http://www.lip-invest.com)

#### **About Peper & Söhne**

The Peper & Söhne Group, based in Bremen-Hemelingen, specializes in the development, leasing and management of commercial real estate. With a real estate project volume of over 198 million euros, the Peper & Söhne Group is well established in the north German market. The core business of project development and real estate management includes conception, planning, development and revitalization of commercial real estate - individually from the project idea to handing over of the keys.

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