

Swiss Life Asset Managers lets new logistics building in Baden-Württemberg to pan-European logistics service provider

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Before the completion of the project development, all three hall units of the modern logistics property “Stuttgart Southeast I” in Laichingen were let to Wiedmann & Winz.

Swiss Life Asset Managers has successfully let the “Stuttgart Southeast I” logistics property in Laichingen in the Alb-Danube district. The long-term tenant is Wiedmann & Winz GmbH, which specialises in transport and contract logistics and operates, amongst other things, throughout Europe as a contractor for various German leaders from industries such as the automotive sector. The project development on the site measuring around 36 000 square metres in Rudolf-Diesel-Strasse offers the customer three hall units and a total of over 21 000 square metres of rental space. As general contractor, Goldbeck is responsible for the realisation of the construction measures, which are expected to be completed in the second quarter of 2025.

“With our projects, we want to create sustainable added value for the location and strengthen the region economically over the long term,” says Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. “The letting to a regionally rooted logistics company, which is one of the best performing companies in Baden-Württemberg, confirms this approach and we are therefore very pleased,” says Steves. The “Stuttgart Southeast I” project is part of Swiss Life Asset Managers’ Europe-wide logistics pipeline “Roots,” for which projects are currently being realised in Germany in the Allgäu, the Ruhr area and the Hanover region, amongst others.

Of the property’s total rental area of over 21 000 square metres, almost 18 000 square metres are logistics space. In addition, more than 1000 square metres of social and office space and over 2100 square metres of mezzanine space are available.

“The fact that we were able to fully let the entire logistics property before completion speaks for the

attractiveness of the location and the high quality of our customer-oriented project developments,” emphasises Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers.

Heat pumps are installed to generate renewable energy. In addition, the roof is being prepared for the operation of a photovoltaic system. Overall, a “Very Good” BREEAM certification is being sought for the building.

“With the development of the Laichingen location, which will enable us to better serve our regional customers from industry and commerce, we are taking a strategically important step for our contract logistics,” says Dr Andreas Bühler, Managing Director of Wiedmann & Winz GmbH.

The Laichingen location in the Alb-Danube district offers excellent connections to national and international logistics networks due to its central location between the Stuttgart metropolitan region and the Swabian city of Ulm, as well as its proximity to the A8 and A7 motorways. The urban conurbation also makes the region an attractive location for regional distribution and generates consistently high demand for logistics.

BNP Paribas Real Estate was commissioned exclusively with the marketing and acted as an intermediary for the tenant. “The successful conclusion prior to completion of this large-scale logistics property in Laichingen, between Stuttgart and Ulm, underlines the attractiveness of modern new construction spaces and sends a strong signal to the market in Baden-Württemberg,” says Philipp Fein, Stuttgart branch manager of BNP Paribas Real Estate GmbH.



Visualization of the project "Stuttgart Southeast I" in Laichingen – © Swiss Life Asset Managers

Contact

Swiss Life Asset Managers, Germany

Communications

Johannes Meiborg

Phone: +49 151 5062 76 13

Media-de@swisslife-am.com

www.swisslife-am.com



Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

As at 31 December 2024 assets under management for third-party clients amount to EUR 132.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 289.9 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 289.9 billion, EUR 93.4 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 22.1 billion in value. Total real estate assets under management and administration at the end of December 2024 thus came to EUR 115.4 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

In the Logistics asset class, Swiss Life Asset Managers acts as an investor, developer and portfolio holder of high-quality logistics, distribution, and commercial real estate, offering clients a comprehensive range of services. Our partners benefit from the Swiss Life Group's in-depth industry knowledge, strong and established global networks and long-term commitment. With its development activities in Germany and other European countries, the Logistics team of Swiss Life Asset Managers enables sustainable supply chains, ensures security of supply and creates local added value.

A financially self-determined life

Swiss Life enables people to lead a financially self-determined life and look to the future with confidence. Swiss Life Asset Managers pursues the same goal: We think long-term and act responsibly. We use our knowledge and experience to develop future-oriented investment solutions. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their future in a financially self-determined manner.

¹ #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2024