



SwissLife
Asset Managers



first availability
Q4 2026

Logistics

Connect Hildesheim

Baurat-Köhler-Straße, 31135 Hildesheim

In the area of logistics at Swiss Life Asset Managers, we are a developer, investor and portfolio holder for state-of-the-art logistics real estate with high ESG standards and high-quality fittings – including our new property “Connect Hildesheim”.

Highlights

Greenfield

Project type



290.000sqm

Plot area



135.800sqm

Warehouse



A7/1km

Connection



6.300sqm

Office and social areas



13.900sqm

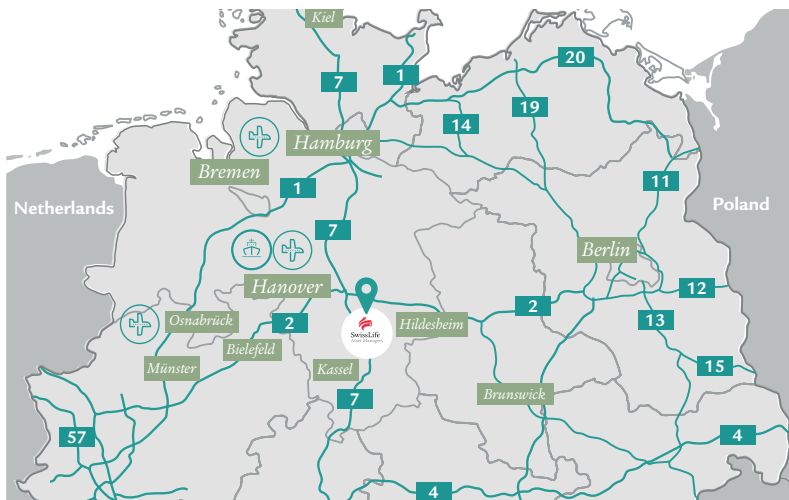
Mezzanine

Location and surroundings





The Gateway Hanover is at the intersection of major north-south (A7) and east-west (A2) connections and offers the possibility to use all four modes of transport. The logistics region comprises the greater Hanover area as well as the neighbouring cities of Salzgitter, Braunschweig and Wolfsburg to the east. The automotive industry as well as the wholesale and retail

trade benefit from the location: in addition to supplying its own metropolitan area, its central location in the northern half of Germany and its proximity to the ports of Hamburg and Bremen, including Bremerhaven, make the region a natural location for a grouping and distribution centre for continental transport.

Macro location



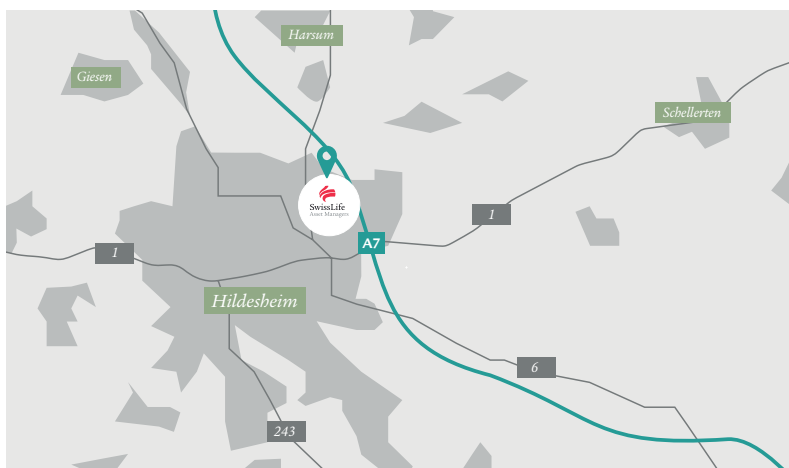
Connections:

	Motorway A7	1 km
	Container Terminal Hannover	approx. 50 km
	GVZ Hannover- Lehrte	approx. 35 km
	Hannover- Langenhagen cargo airport	approx. 50 km

Micro location

Hildesheim is centrally located in Germany and is part of the Hanover economic region. The city has excellent transport connections. With two junctions, Hildesheim is connected to the A7 motorway, one of the most important north-south axes in Europe, and the A2 is only 30 km away. The B1 federal highway, an

important link from Berlin to Dortmund, and the B6, a link road from Bremen to Leipzig, are among the supra-regional transport routes. Hildesheim is connected to the Mittelland Canal, an important waterway for freight transport, via a branch canal and harbour.



«This modern property really stands out thanks to its central location and excellent connections in the Lower Saxony metropolitan region.»»

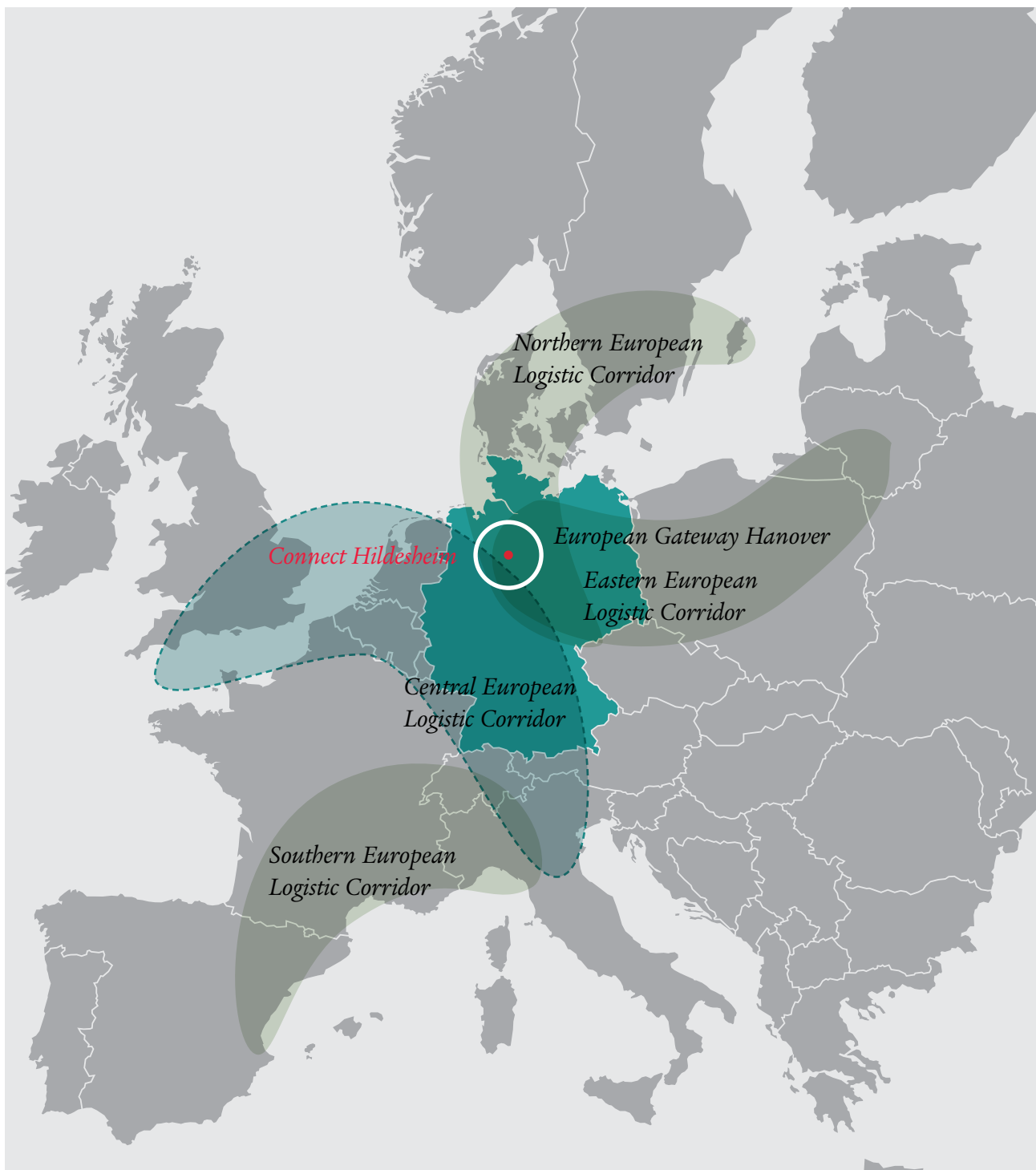
**Ingo Steves, Managing Partner Logistics
at Swiss Life Asset Managers**

Location and surroundings

Hanover is at the intersection of major north-south (A7) and east-west (A2) connections and offers the possibility to use all four modes of transport. There are connections to the North Sea ports via road, rail and inland waterway and the property is centrally located at the centre of Europe.

“European Gateways” are transport hubs with European significance. Hanover assumes a similar grouping and distribution function for the German seaports in the hinterland, as is the case in Duisburg for the ARA ports.

Location in Germany and Europe

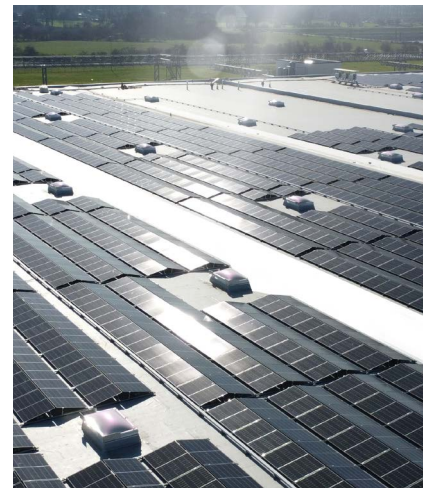


Property description

Logistics space with high ESG standards and special design

In the Hanover region, in Hildesheim, a state-of-the-art logistics property with approximately 156,000 square meters of rental space is being built on a site of around 290,000 square meters. The warehouse space of over 135,800 square meters is divided into 14 halls with a total of 28 fire protection steel sliding doors and 140 loading gates. In addition, the property has 10 ground-level entrances. The mezzanine area covers over 13,900 square meters, with 6,300 square meters reserved for office and social areas.

In addition to a parking garage with 230 parking spaces, there are also 52 other car parking spaces and at least 30 truck parking spaces available. For the employees, there are charging stations for cars as well as charging stations for bicycles and many break benches in the green area. A BREEAM certification «Very Good» is aimed for. In addition to the photovoltaic systems on the roof surfaces and the heat pumps, generous infiltration areas, facade greening that benefits the climate balance, and flower meadows are planned. The property is rounded off by the attractive design with wooden beams, generous window fronts, and the luminous petrol colors.



«We develop our projects based on our customers' requirements. That is why we think it is very important to fulfil their needs and meet international sustainability criteria.»

Jörg Werder, Construction Director Logistics bei Swiss Life Asset Managers

Building specifications

- | | |
|---------------------------------------|---|
| ✓ Rooftop photovoltaic systems | ✓ 156.000 sqm total rental area |
| ✓ Heat pumps | ✓ 135.800 qm warehouse |
| ✓ Green-landscaped facades | ✓ 13.900 sqm mezzanine area |
| ✓ Optional Battery storage | ✓ 6.300 sqm of high-quality office and social space |
| ✓ 30 truck and 230 car parking spaces | |

Floor plan



Swiss Life Asset Managers

Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

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. With its development activities in Germany and other European countries, the logistics team at Swiss Life Asset Managers facilitates sustainable supply chains, ensures security of supply and creates local added value.



289.9 billion

assets under
management for the
Swiss Life Group



>115.4 billion

Total real estate
managed
and administered



>165 years

of knowledge and
experience in risk
management

Your contact

If you have any further questions or would like to make an appointment, please contact:

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<https://www.connect-hildesheim.de>