



SwissLife
Asset Managers

Completion
Q1 2026

Logistics

Rhine-Ruhr Northeast

Diestedder Straße, 59329 Wadersloh

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 attractive design – including our new property “Rhine-Ruhr Northeast”.

Highlights

Greenfield

Project type



45.417sqm

Plot size



21.537sqm

Hall space



A2/13km

Access



1.318sqm

Office and social space



1.800sqm

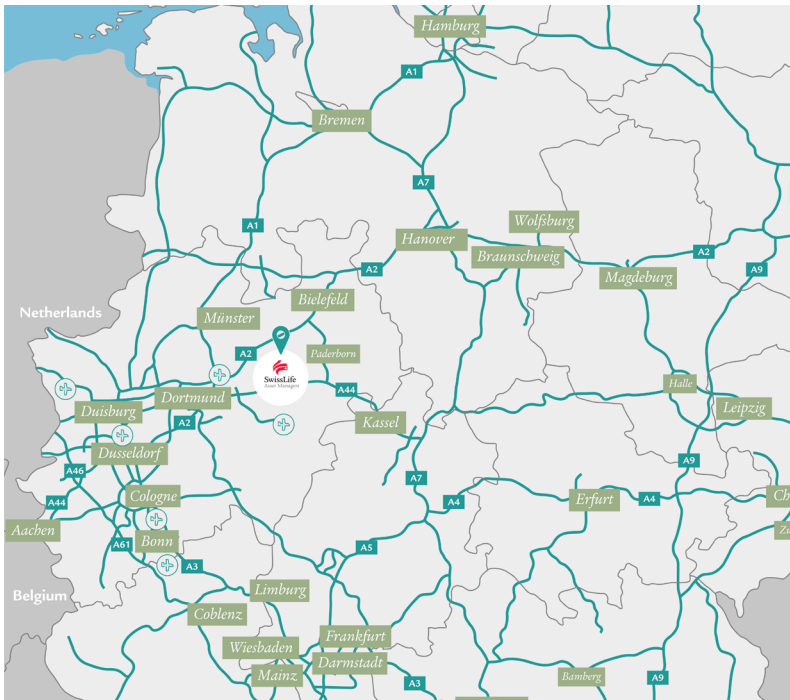
Mezzanine area

Location and surroundings

The eastern Ruhr area is one of the most densely populated regions in Europe. The size of the metropolitan area and the local industry means there is significant sales potential for logistics services. As a “regional conurbation”, it is particularly attractive







for trading companies and logistics service providers. Alongside agglomerations such as Berlin and Cologne/Bonn, the eastern Ruhr area is one of the most attractive population centres in which to operate.

Macro-location



Distances

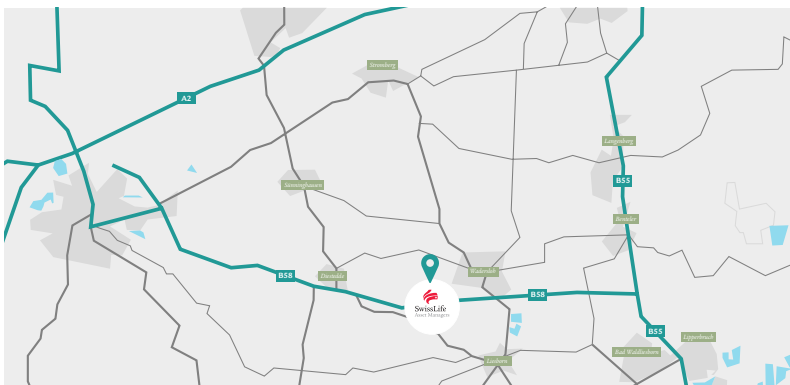
approx.

	Motorway(s) A2/A1	15/60 km
	Port of Hamm Port of Dortmund	35 km 80 km
	Hamm train station/ freight transport	35 km
	Peterborn/Bürgen cargo airport	40 km
	Bus stop/ S-bahn	300 m
	Wadersloh	2 km

Micro-location

The site is located in a small but established industrial area with local and medium-sized companies (metal and construction industries etc.). The B58 federal road is currently being upgraded and will be connected directly to the motorway (A2) at the end of 2024. This means that the site will be directly

connected to the A2 motorway via the B58 before construction begins. To the west it is about 60 km to the motorway (A1), which connects the site with major national locations such as the Ruhr and Cologne areas. The town of Wadersloh has more than 13 000 inhabitants and good infrastructure.



«With this state-of-the-art new building in an ideal location, we are further strengthening our portfolio in the Rhine-Ruhr metropolitan region.»

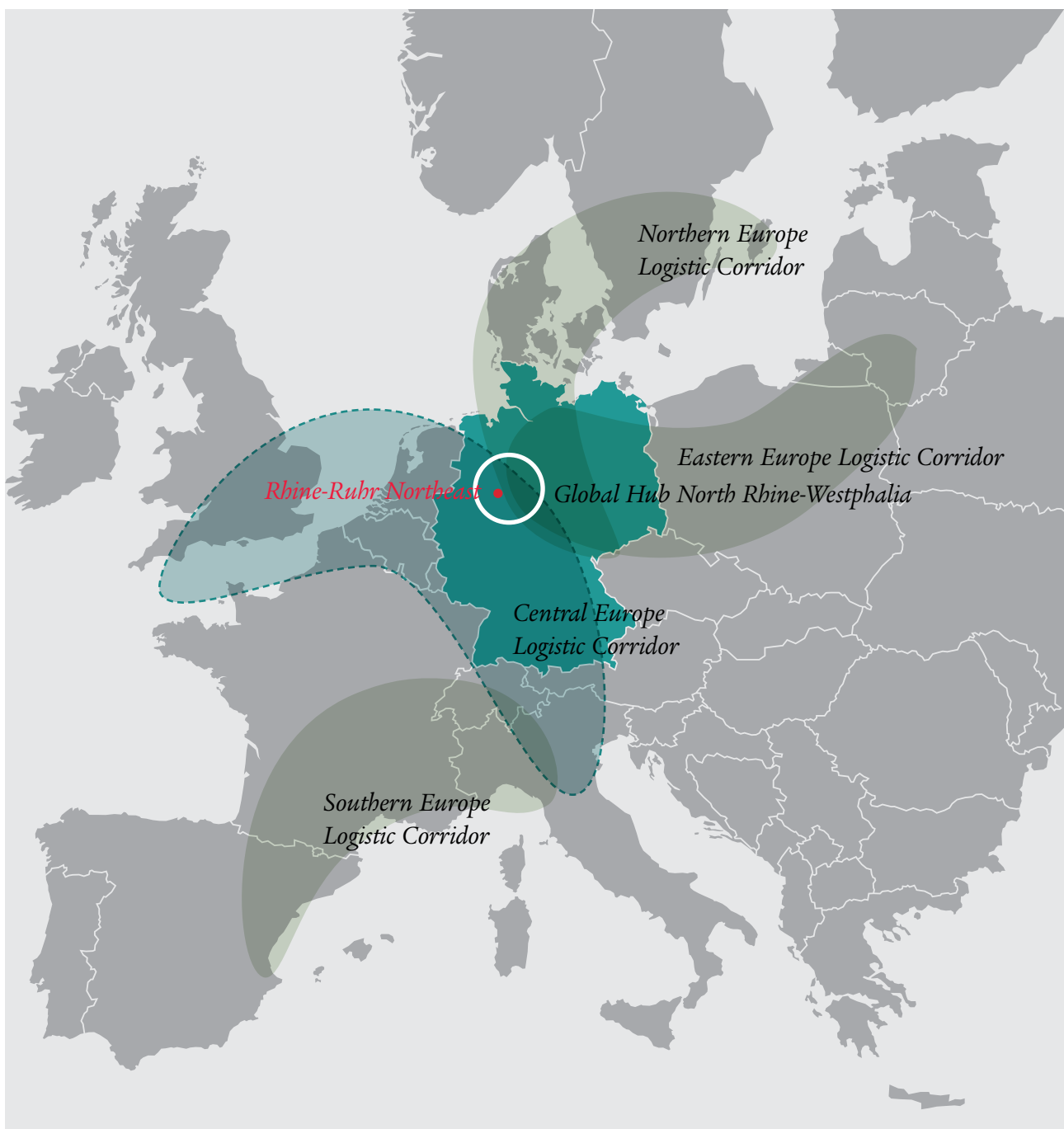
Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

Location and surroundings

Thanks to the existing infrastructure in the Ruhr area, there are many options with regard to freight transport. The dense road network offers ideal conditions for rapid distribution by road, both within the city and into the wider surrounding area. Inland waterway connections to the North Sea ports can be found in Hamm, Lünen, Dortmund and Gelsenkirchen. In addition to handling bulk goods, the Port of Dortmund and the connected container

terminal play an important role in supplying local trading companies. The logistics volume in the eastern Ruhr area is mainly generated by the retail sector, which supplies the densely populated agglomeration with consumer goods. Logistics demand in this region is also generated by manufacturing, which is represented by many key sectors, such as metals and electronics, that rely on logistics services.

Location in Germany and Europe



Property description

Attractively designed logistics space

The flexible logistics centre is located on a 45 417 m² plot with a warehouse area of 21 960 m² divided into three halls. The building has three fire-resistant steel sliding gates as well as 23 transfer gates and three ground-level accesses. The attractive design, featuring luminous petrol-coloured elements and wooden

façades, is of course complemented by photovoltaics, heat pumps, drainage areas, e-charging stations for cars, green-landscaped façades and flower meadows. The aim is to achieve BREEAM “Very good” certification.



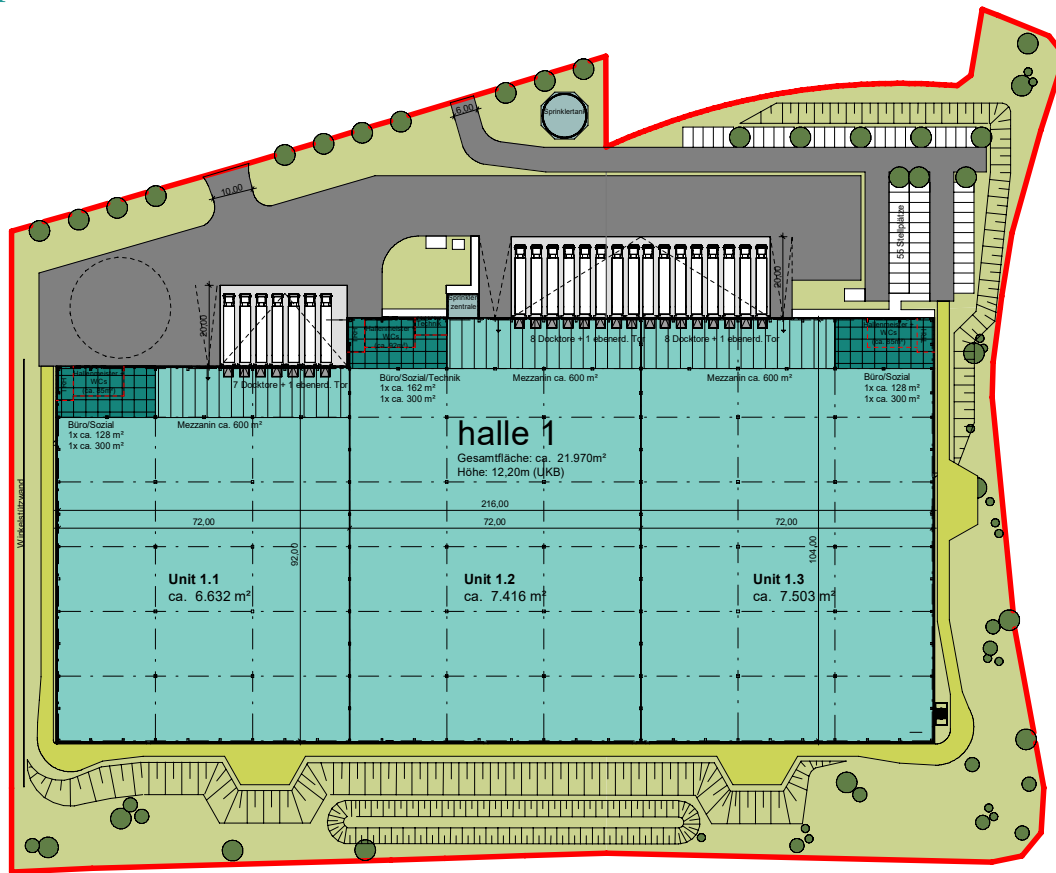
«This property offers its users long-term added value through its flexible use and sustainable energy measures.»

Jörg Werder, Construction Director Logistics at Swiss Life Asset Managers

Fittings

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rooftop photovoltaic systems | <input checked="" type="checkbox"/> 55 car parking spaces |
| <input checked="" type="checkbox"/> Heat pumps | <input checked="" type="checkbox"/> 24.655 m ² total rental area |
| <input checked="" type="checkbox"/> Green-landscaped façades | <input checked="" type="checkbox"/> 21.537 m ² warehouse |
| <input checked="" type="checkbox"/> WGK3 capable | <input checked="" type="checkbox"/> 1800 m ² mezzanine area |
| <input checked="" type="checkbox"/> Drainage areas | <input checked="" type="checkbox"/> 1318 m ² of high-quality office and social space |

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.



272.3 billion

assets under management for the Swiss Life Group



>112,7 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:

Swiss Life Asset Managers Logistics GmbH
Kurfürstendamm 188
10707 Berlin

E-Mail: Vermietung-Logistics@swisslife-am.com

<https://de.swisslife-am.com/logistics>

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Further information is also available at:
<https://www.swisslife-am.com/logistics>