



**SwissLife**  
Asset Managers



*Logistics*

## Stuttgart Southeast

*Rudolf-Diesel-Straße 20, 89150 Laichingen*

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

### *Highlights*

*Greenfield*

Project type

 *36.165sqm*

Property area

 *17.876sqm*

Warehouse

 *A8/6km*

Connection

 *1.044sqm*

Office and social areas

 *2.166sqm*

Mezzanine

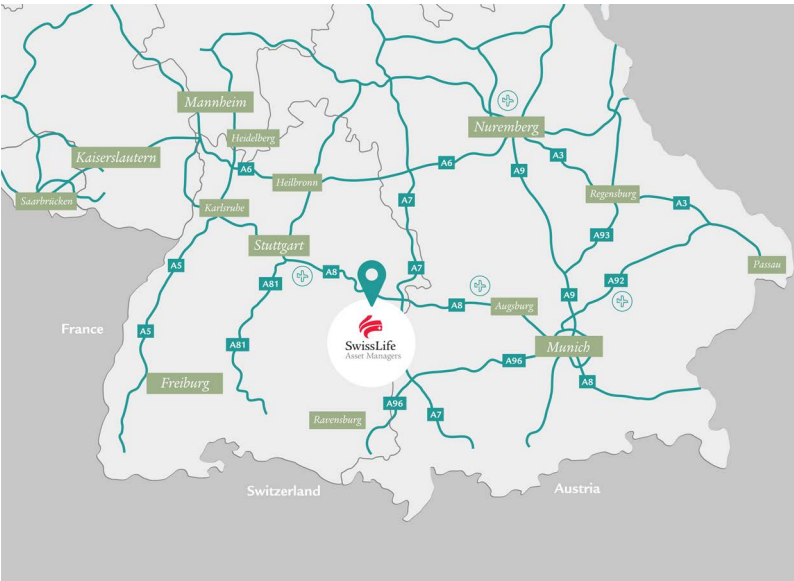
Location and surroundings

Excellent access







The urban metropolitan area makes the region an attractive location for local distribution, which means there is a consistently high demand for logistics facilities. The main function of the logistics companies located here is supply and disposal logistics for the manufacturing industry located in the metropolitan area.

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.

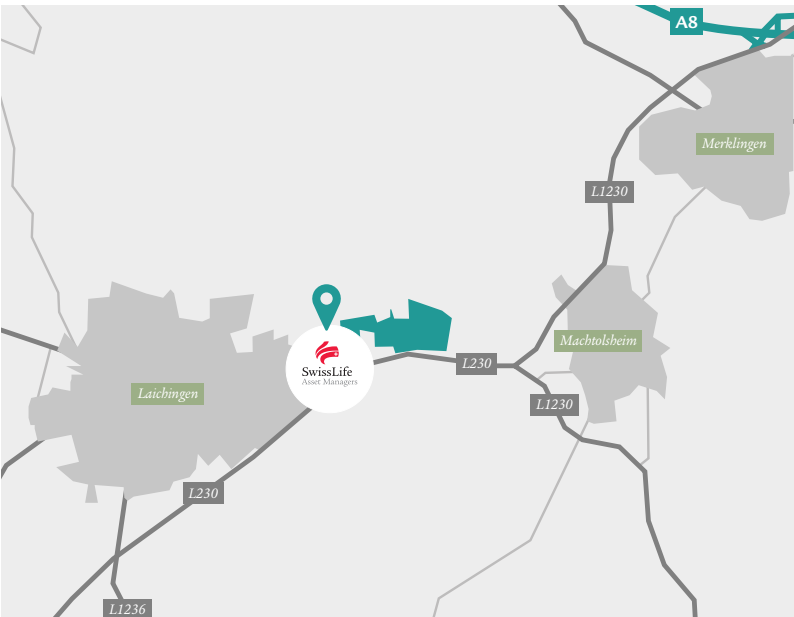
Macro location



Distances

	Motorway A8	approx. 6 km
	Motorway A7	approx. 40 km
	GVZ Ulm	approx. 30 km
	Airport München	approx. 180 km
	Stuttgart	approx. 70 km
	Bus stop	approx. 300 m

Micro location



«Due to its location in a prosperous logistics region and as a link between the Stuttgart and Ulm markets, the property is an excellent addition to our portfolio.»

Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

## Location and surroundings

### Stuttgart logistics cluster

Logistics is the third largest sector in this region and is required to support the strong local industry. The area offers significant market potential for logistics service providers due to the high density of manufacturing sites, importers and exporters as well as wholesale and retail trade. This prosperous metropolitan area, located near to Switzerland, Austria, Liechtenstein and France, makes the region an attractive location for regional and international distribution activities. Baden-Württemberg is one of the federal states with the strongest GDP. More than 15% of the German value chain is generated here. The region between Stuttgart and Munich in particular is a key driver of the economy.

The logistics cluster Stuttgart is regarded as a metropolitan area with high purchasing power, which guarantees strong logistics demand primarily due

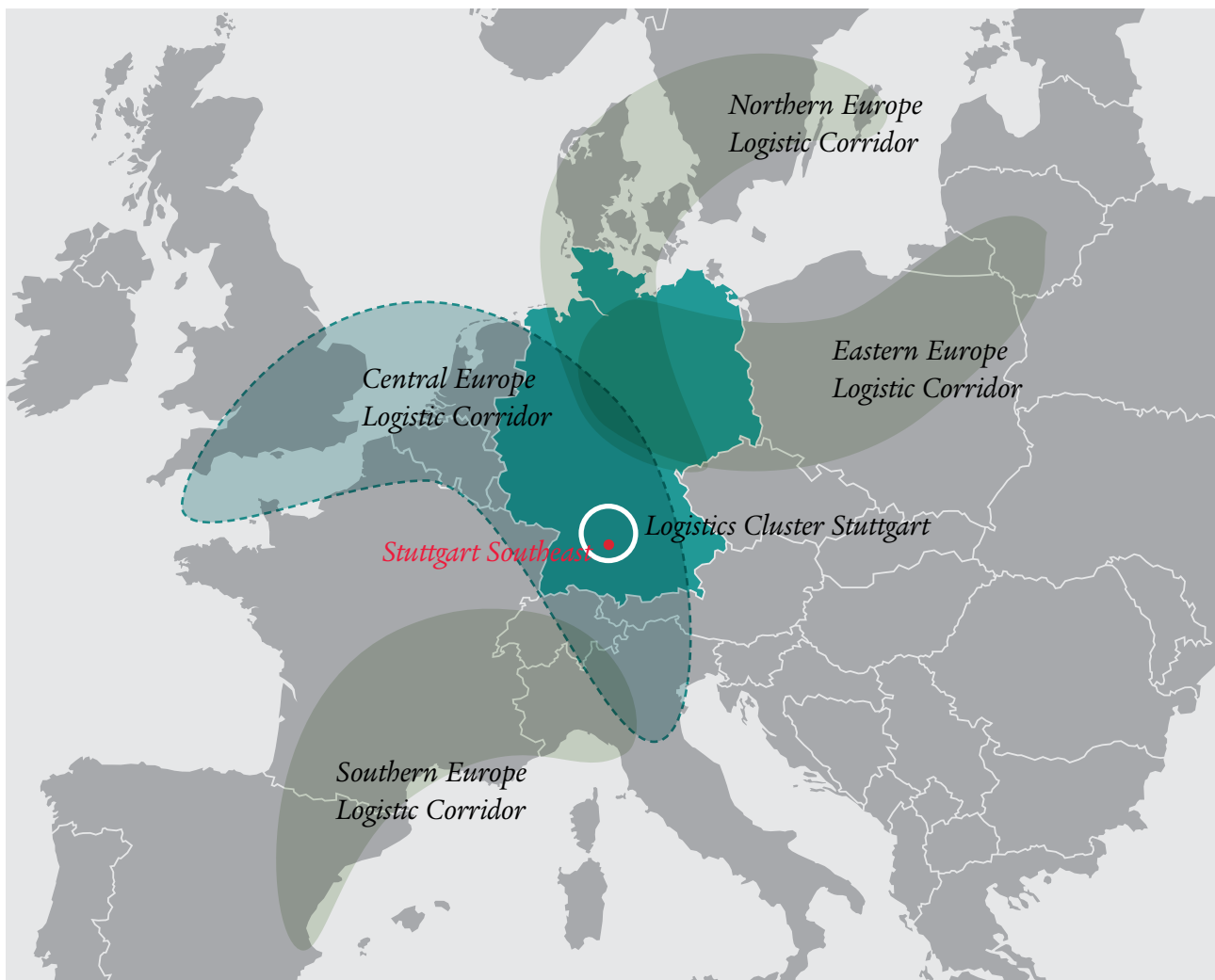
to its diverse economic structure, particularly in the automotive and electronics industries. The growing metropolitan area reinforces this potential.

### Development in the corridor of the largest economic centres

The cluster is an established logistics corridor containing major economic centres. It is comparable to the Randstad region in the Netherlands or the Rhine-Ruhr and Rhine-Neckar regions in Germany.

Here, in or near large urban centres with a high population density, competition for land is strongest and the supply of industrial and logistics facilities is very limited.

### Location in Germany and Europe





## Property description

### Logistics space with high ESG standards

A new logistics property with more than 21 000 square metres of total rental area is being built on the site, which covers around 36 000 square metres. Most of the area will be occupied by logistics facilities, while there will be around 1000 square metres of social and office

space and around 2200 square metres of mezzanine space. With its photovoltaic systems, heat pumps, green-landscaped facade, e-charging stations and wildflower meadows, the aim is to achieve BREEAM “Very good” certification.



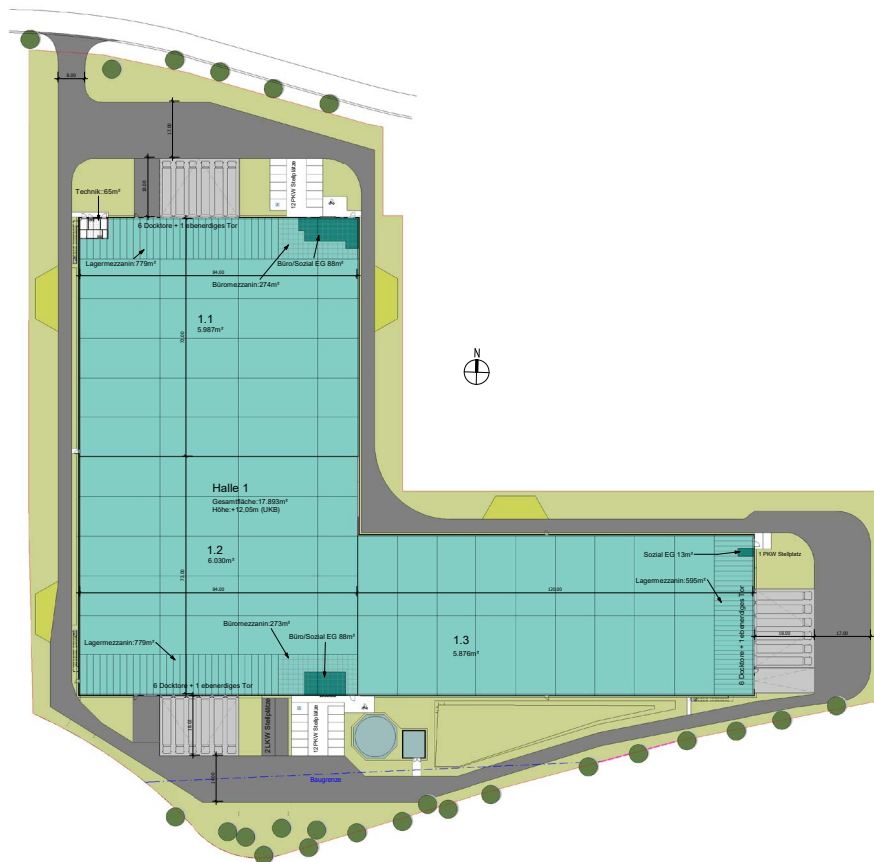
*«Our planning also focuses on serving flexible customer needs. As such, the property will be able to meet both the requirements of a single tenant and those of multiple tenants. In this way, we also apply our customer-centric approach.»*

**Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers**

### Building specifications

- |                                  |   |
|----------------------------------|---|
| ✓ Rooftop photovoltaic systems   | ✓ 25 car and 2 truck parking spaces                 |
| ✓ Heat pumps                     | ✓ 21.086 sqm total rental area                      |
| ✓ Green-landscaped facades       | ✓ 17.876 sqm warehouse                              |
| ✓ Generous drainage areas        | ✓ 1.044 sqm of high-quality office and social space |
| ✓ Optional: Water hazard class 3 | ✓ 2.166 sqm mezzanine area                          |




## 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**  **>112.7 billion**  **>165 years**  
 in assets under management for the Swiss Life Group      Total real estate managed and administered      of knowledge and experience in risk management

## Your contact

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