

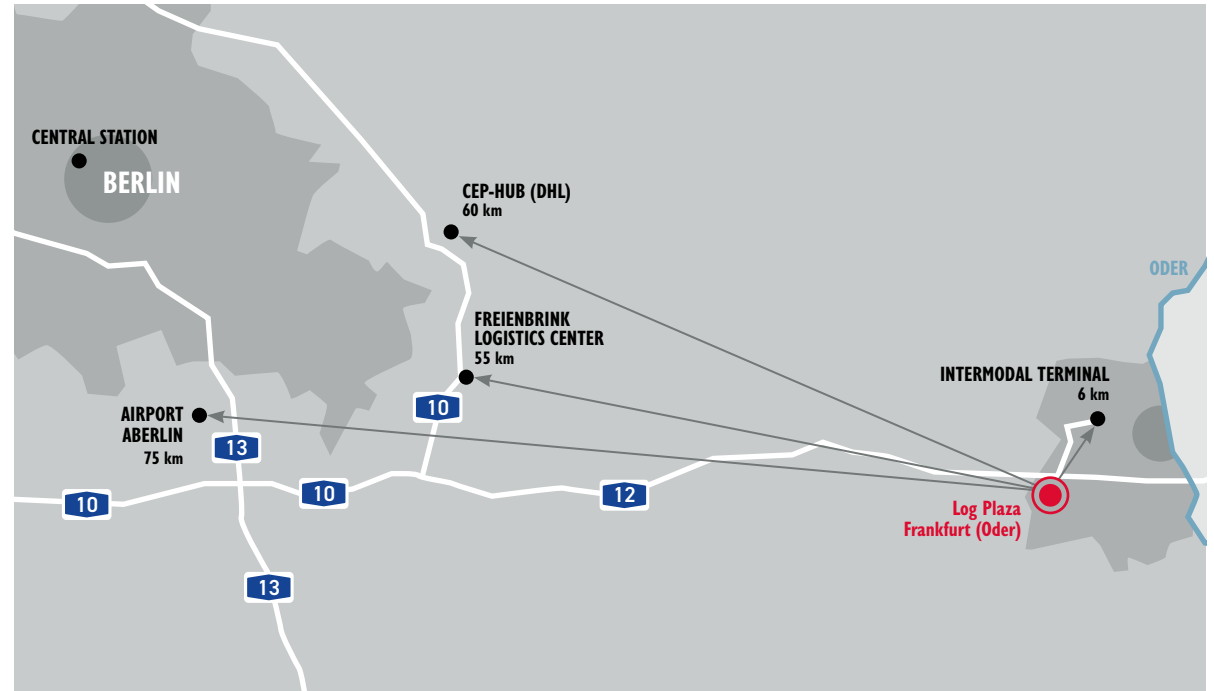
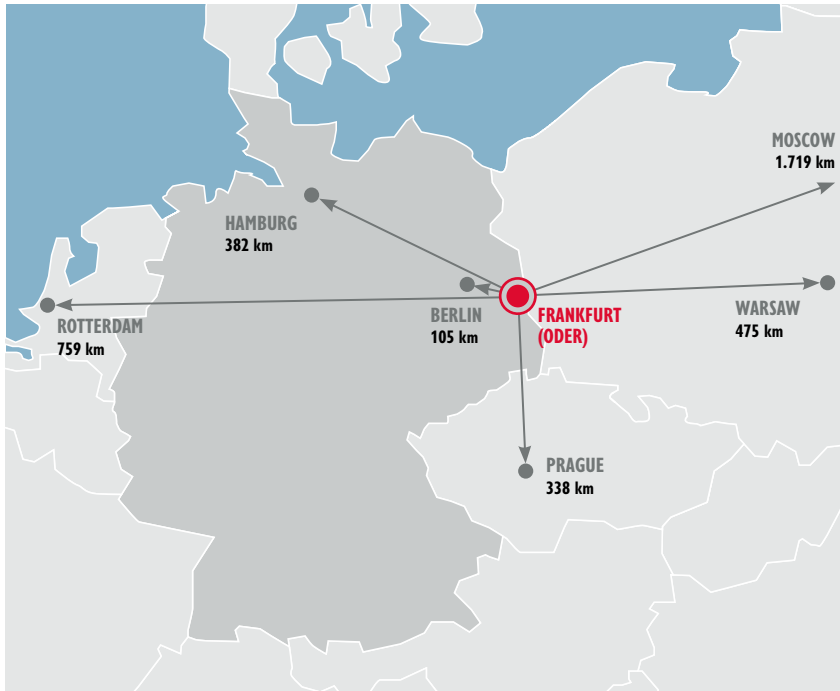
LOG PLAZA

Frankfurt (Oder)



Log Plaza Frankfurt (Oder)

Hall A



Location

Log Plaza Frankfurt (Oder) is located to the west of Frankfurt (Oder), immediately next to the Frankfurt (Oder) - West exit on Federal Highway 12.

Frankfurt (Oder) is situated directly on the important pan-European transport corridor on the main west-east axis. European route E30, which includes Federal Highway 12, cuts across the heart of Europe, linking Paris and Rotterdam with Berlin, Warsaw and Moscow.

Frankfurt (Oder)

Population:
58.000

Major companies and educational institutions:

Astronergy
Yamaichi Electronics
IHP Innovations for High Performance Microelectronics
European University VIADRINA

Logistics data

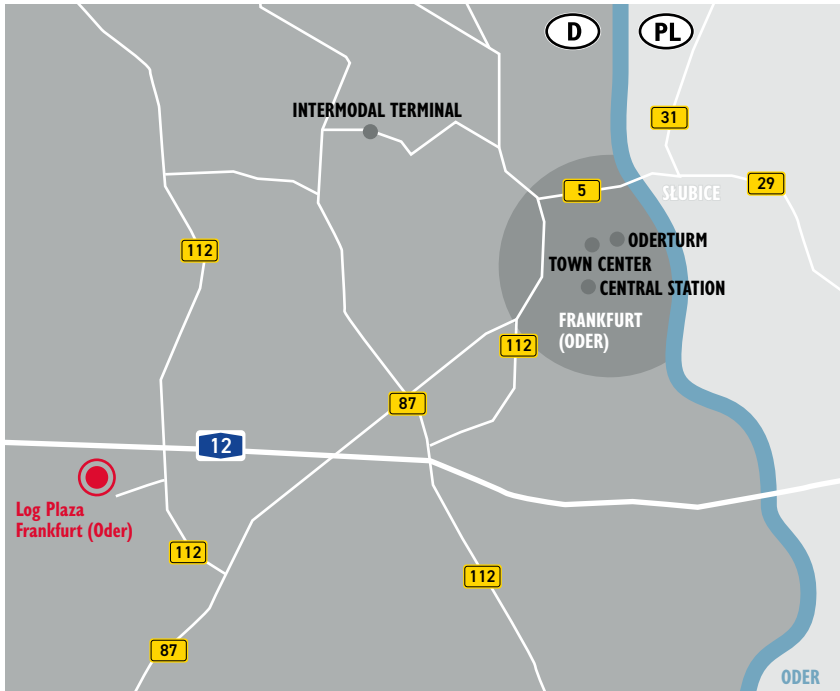
Highway:
Federal Highway 12

Intermodal terminal:
6 km

Airport (BER):
75 km

Freibrink logistics Center:
55 km

CEP-Hub (DHL):
60 km



Halls A,B,C

Site	Building area	Building specifics	Development
Total area: 370.000 sqm	Warehouse space: 160.000 sqm	Hall height (effective height): 12,00 m	Power supply: Power supply up to 6,4 MWh, medium and high pressure gas pipeline
Zoning: Industrial area (GI)	Offices and communal areas: 8.500 sqm	Floor load: 7.5 tonnes per sqm	Highspeed internet: Fiber optic connection
Operation: 24/7	Warehouse mezzanine: 10.000 sqm		Drainage: Cost-neutral discharge permit for rain water
			Transport connection: Via Public transport



Hall A

	Hall A, total	Hall sections A1-A4
Hall space	41.000 sqm	10.250 sqm
Office space	1.900 sqm	475 sqm
Warehouse mezzanine	2.800 sqm	700 sqm
Car parking spaces	307	
Truck parking spaces	10	
Bicycle parking spaces	80	



Warehouse space

- **Height (effective height):** 12 m
- **Structure:** steel
- **Support grid:** 12 m x 24 m
- **Fire safety:** fire alarm system and ESRF sprinklers in compliance with FM Global, fire alarm system
- **Floor load:** 7,5 t/sqm
- **Dock leveller doors:** 10
- **Ground-level access:** 1
- **Heating:** 17°C using energy-efficient gas-fired radiant heaters
- **Lighting:** LED, 200 lux
- **Certified WGK Foil:** Water hazard class 3
- **Disposal:** One wastegate per unit

Office space

- **Flooring:**
Offices: Vinyl flooring, wheelchair-accessible.
Reception, communal areas and utility rooms: porcelain stoneware
- **LED lighting:**
Office space: 500 lux
- **eating/air conditioning/shade:**
Flat valve radiators,
air conditioning in meeting and server rooms,
external sun protection (electrically operated)
- **IT cables:**
CAT-7 with server rack
- **Lighting:**
LED, 200 lux

Exterior facilities

- **Perimeter fence:** h = 2 m
- **Loading yards:** concrete
- **Car parking spaces:** asphalt or concrete stone paving
- **Truck parking spaces:** concrete
- **Electric charging stations:**
at least 2 car stations (each with 2 connections)
per hall section.
at least 3 e-bike stations (each with 2 connections)
per hall section.
- **Photovoltaic system:** On the roof surfaces
- **Barrier system:** Electric

Portrait

OSMAB Holding AG – www.osmab.de

OSMAB Holding AG (Rösrath) is a Germany-wide investor, project developer, asset manager and portfolio holder with a focus on office and logistics properties.

Its business activities also include developing land for building, facility management within its own property portfolio, and investing in renewable energies. Active in the property sector since 1992, the medium-sized group of companies has an interdisciplinary team of around 50 employees.

As part of its sustainability strategy, OSMAB has been developing brownfield sites, revitalising existing properties, generating solar power on the roofs of its properties and supporting a wide range of social projects for more than ten years.

ALCARO Invest GmbH – www.alcaro.de

The project developer Alcaro (Rösrath) has been involved in financing, planning, constructing and letting industrial, logistics and office properties throughout Germany for over ten years.

Since 2009, Alcaro has delivered almost 300,000 sqm of flexible space for production companies across industries such as pharmaceuticals, cosmetics and electric motors as part of sustainable revitalisation or new development projects.

It currently has 330,000 sqm of usable space in the pipeline. In 2014, Alcaro launched its “Log Plaza” concept for sustainable, high-quality logistics and office properties. Alcaro is a subsidiary of the OSMAB Group.

Log Plaza Konzept

Alcaro’s Log Plaza concept offers first-class, sustainable building quality and equipment as standard.

Users benefit from an impressive floor load of around 7.5 t/sqm, ESFR sprinklers (FM Global), CAT-7 cables, electric charging stations for cars and e-bikes, and green electricity generated by photovoltaic systems. The ways in which Alcaro is promoting carbon-neutral construction include the preferred use of laminated timber beams in new buildings and the removal and reuse or recycling of materials such as steel and copper at brownfield sites. In addition, recyclable material reclaimed on-site is reused in the base layer.

Alcaro’s pioneering new developments include Log Plaza Brandenburg 1 and 2, Log Plaza Colonia 1, Log Plaza Frechen 1 to 3, and Log Plaza Kerpen 5, 6 and 7.

**For more information,
please contact:**

Alcaro Invest GmbH

Leibnizpark 4
51503 Rösrath
Germany

www.alcaro.de

Mr Peter Bergmann

Tel. +49 (0)2205 - 9494 - 333
Mobile +49 (0)151 - 10609180
Fax. +49 (0)2205 - 9494 - 325
E-Mail pbergmann@alcaro.de

Mr Markus Kroner

Tel. +49 (0)2205 - 9494 - 355
Mobile +49 (0)160 - 97248377
Fax. +49 (0)2205 - 9494 - 255
E-Mail mkroner@alcaro.de