

FUTURE-PROOF.
MULTIFUNCTIONAL.
HIGHLY FLEXIBLE.

LOG plaza
Frankfurt (Oder)



**SUSTAINABLE COMMERCIAL SPACE
LIGHT INDUSTRIAL & E-COMMERCE**

LOG PLAZA FRANKFURT (ODER) – A PROJECT OF ALCARO

Log Plaza Concept

The **ALCARO concept** offers premium quality, sustainable building 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 as well as green electricity generated by photovoltaic systems. ALCARO promotes carbon-neutral construction including 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 and Log Plaza Frechen.

ALCARO Invest GmbH

The **project developer ALCARO** (located in 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 throughout 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 available. In 2014, ALCARO launched its "Log Plaza" concept for sustainable, high-quality logistics and office properties. ALCARO is a subsidiary of the OSMAB Group.

OSMAB Holding AG

OSMAB Holding AG (located in Rösrath) is a Germany-wide investor, project developer, asset manager and portfolio holder with its 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. Having been active in the real estate sector since 1992, the medium-sized OSMAB group works with an interdisciplinary team of around 80 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.



SUSTAINABLE COMMERCIAL SPACE. LIGHT INDUSTRIAL. E-COMMERCE.

Advantages of the Log Plaza Frankfurt (Oder)

Predestined for local suppliers as well as e-commerce companies: With its modern areas the property is perfectly aligned to the needs of inner circle logistics and true to the successful Log Plaza concept it offers an excellent logistics space.

Equipment: Full sprinkler protection, air-conditioned offices with sunshades, charging columns for e-cars and e-bikes are available to meet all future requirements.

Sustainability: The rainwater retention basins and a biotope sustainably increase resilience against heavy rainfall events. A noise barrier (7.00 m) acts against noise emissions.

Future viability: The use of all roof surfaces for solar panels in combination with charging columns for cars, bicycles and, in the future, also for trucks, will contribute to improving the climate footprint of the users. The integration into the local public transport network and the creation of 280 bicycle parking spaces will further enhance this.



STRATEGICALLY TRANSPORT CONNECTION



GOOD AVAILABILITY OF WORKFORCE



LOCATION AT SILK ROAD TRANSPORT CORRIDOR 2.0



IN BEST LOCATION

Location description

Log Plaza Frankfurt (Oder) is located west of Frankfurt (Oder), close to freeway exit Frankfurt (Oder) on Federal Highway A12.

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, cutting 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

FREIENBRINK LOGISTICS CENTER
55 km

CEP-Hub (DHL)
60 km



FIGURES, DATES AND FACTS

Site

Address

Nordstraße/ Lettische Straße/ Polnische Straße, Frankfurt (Oder)

Total area

440.000 m²

Area A-C

345.000 m²

Zoning

Industrial area (GI)

Operation

24/7

Building area

Warehouse space

170.000 sqm

Offices and communal areas

7.200 sqm

Warehouse mezzanine

13.790 sqm

Building specifics

Hall height (effective height)

12 m

Floor load

7,5 tonnes per sqm

Development

Power supply

Power supply up to 25 MWh, medium and high pressure gas pipeline

Highspeed internet

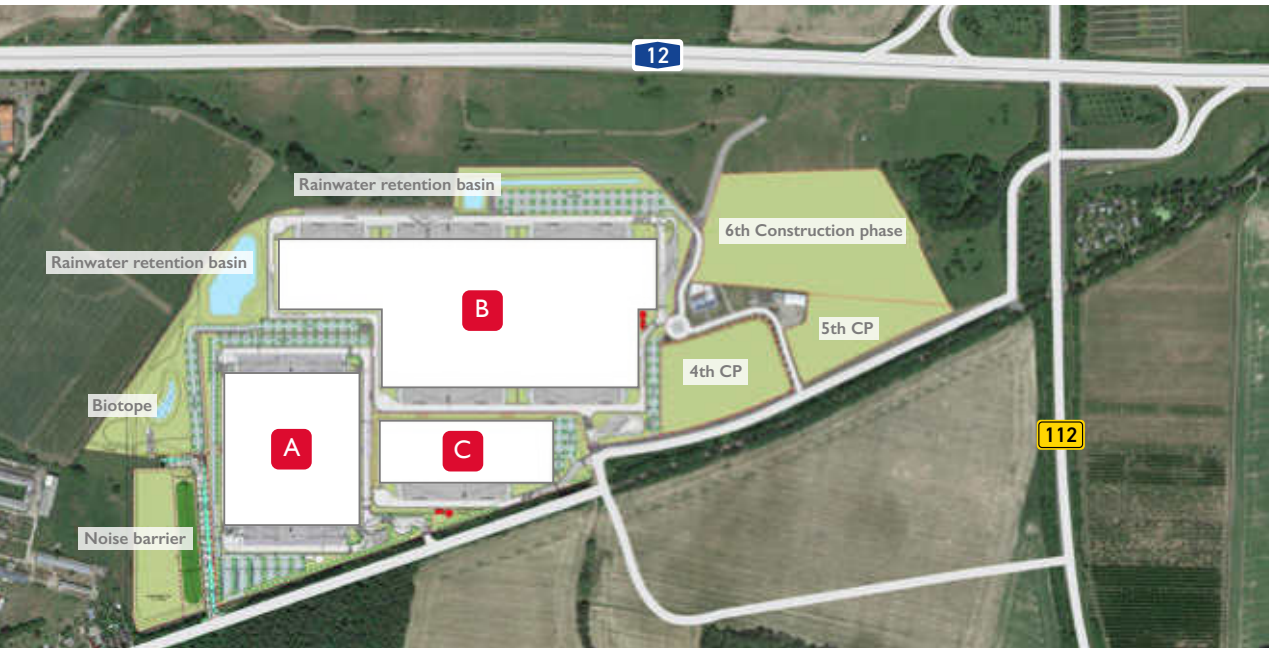
Fiber optic connection

Drainage

Cost-neutral discharge permit for rain water

Transport connection

Via Public transport



TOTAL HALL OVERVIEW

Hall A

Hall space
41.000 sqm

Car parking spaces
307

Office space
1.900 sqm

Truck parking spaces
10

Warehouse mezzanine
2.800 sqm

Bicycle parking spaces
60

Hall B

Hall space
89.200 sqm

Car parking spaces
618

Office space
4.400 sqm

Truck parking spaces
16

Warehouse mezzanine
8.490 sqm

Bicycle parking spaces
200

Hall C

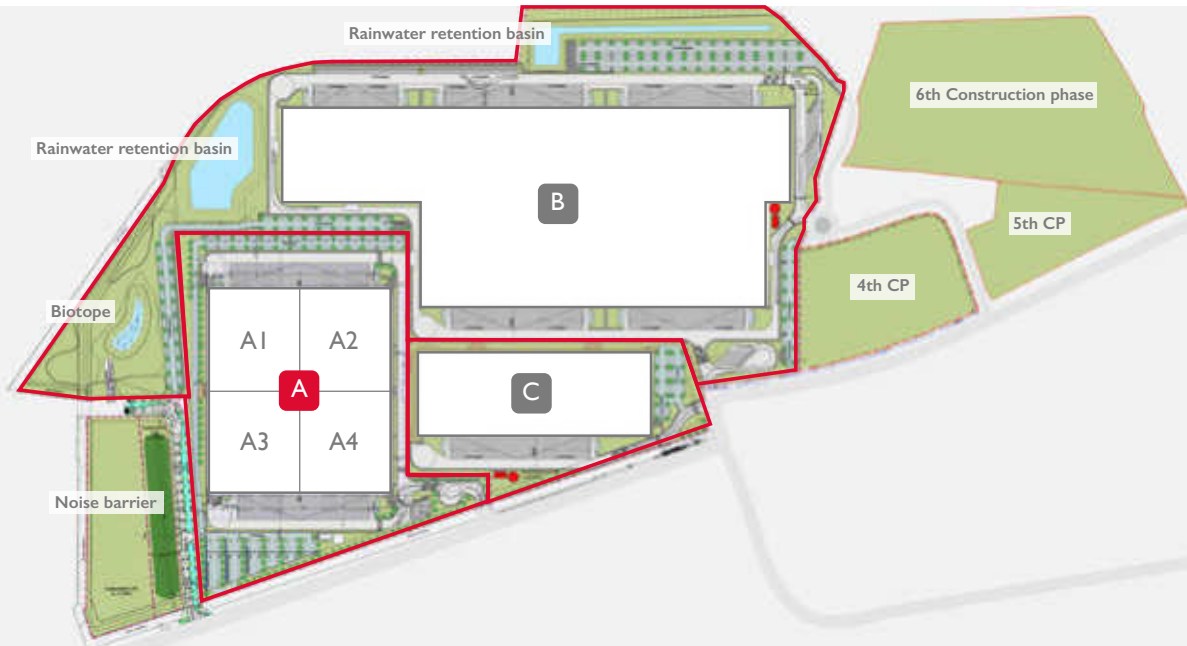
Hall space
20.300 sqm

Car parking spaces
80

Office space
900 sqm

Bicycle parking spaces
20

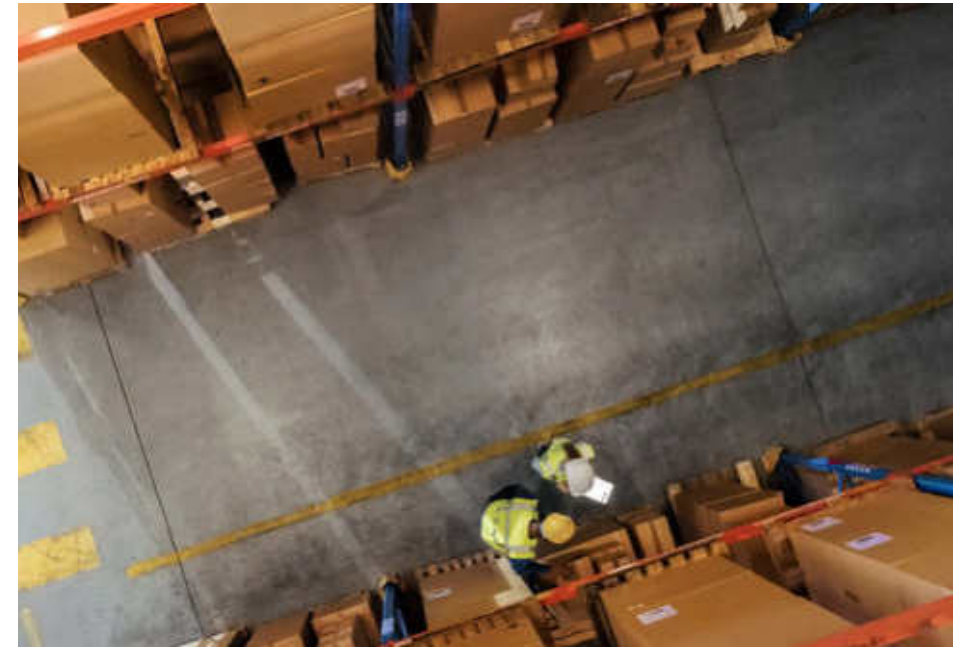
Warehouse mezzanine
2.500 sqm



HALL A OVERVIEW

Hall A	total Hall	A1	A2	A3	A4
Hall space	41.000 sqm	10.250 sqm	10.250 sqm	10.250 sqm	10.250 sqm
Office space	1.900 sqm	475 sqm	475 sqm	475 sqm	475 sqm
Warehouse mezzanine	2.800 sqm	700 sqm	700 sqm	700 sqm	700 sqm
Car parking spaces	307				
Truck parking spaces	10				
Bicycle parking spaces	60				





HALL C OVERVIEW

Hall C	Total	C1	C2
Hall space	20.300 sqm	10.150 sqm	10.150 sqm
Office space	900 sqm	450 sqm	450 sqm
Warehouse mezzanine	2.500 sqm	1.250 sqm	1.250 sqm
Car parking spaces	80		
Bicycle parking spaces	20		



A ALREADY RENTED

B COMPLETION PLANNED FOR 2025

C IN PLANNING

AREA OVERVIEW

Warehouse space

Height (effective height)

12 m

Structure

Steel / reinforced concrete

Support grid

12 m x 24 m

Fire safety

Fire alarm system and ESFR sprinklers in compliance with FM Global, fire alarm system

Floor load

7,5 t/sqm

Dock leveller doors

10 per 10,000 sqm of hall space, including one jumbo bridge

Ground-level access

1 per part of the hall

Disposal

1 garbage gate per part of the hall

Heating

17°C using energy-efficient underfloor heating and heat pumps

Lighting

LED 200 lux

Certified WGK Foil

- Water hazard class 3
- Lowered base plate for extinguishing water retention

Sustainability

- Certification according to DGNB Gold
- EG-40
- ESG verification according to the DGNB

Usage permit

Authorisation for the storage of lithium-ion batteries

Office space

Flooring

- Offices: Vinyl flooring, wheelchair-accessible
- Reception, communal areas and utility rooms: porcelain Stoneware

LED lighting

LED, 200 lux

Heating / air conditioning / shade

- Flat valve radiators
- Air conditioning in meeting and server rooms, offices
- External sun protection (electrically operated)

IT cables

CAT-7 with server rack

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)

Photovoltaic system

On the roof surfaces

Barrier system

Electric



**EFFICIENT
FLEXIBLE
SUSTAINABLE**



REFERENCE OBJECTS

Our Log Plaza logistics halls are new, green, sustainable and optimally equipped. All Log Plaza logistics yards are excellently connected. Our customers benefit from the high load-bearing capacity of the floor slab (approx. 7.5 t/m²), ESFR sprinklers (FM Global), CAT-7 cabling, e-charging points for cars and e-bikes, and electricity from renewable energy sources via photovoltaics.

ALCARO pushes CO₂-neutral construction through, among other things, the preferred use of laminated timber beams in new buildings and the deconstruction and recycling of high-quality materials in brownfields.

Log Plaza Brandenburg 1 Single Tenant Building

The completion of the first four halls of the modern e-commerce facility in the GVZ Großbeeren Berlin South (address: An der Anhalter Bahn), which were built in compliance with the guidelines of the DNGB (German sustainable Building Council) introduced after only eight months of construction. The site covers an area of 180,000 square metres. A special feature is the installation fitting of a walk-in shelf floor. The site has a direct connection to the B 101 and L 40 and to the BAB 10, 13 and 115. distance to the centre of Berlin is approx. 25 km. The site has been sold in the meantime.

1 Brandenburg 2 Two buildings with a common loading yard

At GVZ Großbeeren Berlin Süd site, OSMAB has developed modern e-commerce facilities built in accordance with the guidelines of the DNGB (German Sustainable Building Council). The site has a land area of almost 75,000 m². Four halls are being built here, which can be used for logistics purposes and office space. The halls, offices and outdoor area are equipped with energy-saving LED lighting. The location has a direct connection to the B 101, L 40 and the and to the BAB 10, 13 and 115 motorways. The distance to Berlin centre is approx. 25 km.



Log Plaza Colonia 1

Revitalisation of a logistics hall

In addition to a fully automated high-bay warehouse with 46,000 pallet spaces, the hall offers sufficient space for order picking and storage. The property is located in a prime logistics location in the west of Cologne, with direct access to the A 1 and A 61 Federal Highways.

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Log Plaza Frechen 1

Commercial estate concept with integral stock

OSMAB LPF 1 GmbH, a 100% subsidiary of OSMAB Holding AG, owns a 43,000 sqm property at the Rudolf-Diesel-Strasse 23-25 in Frechen. The site is located approx. 5 minutes from the centre of Frechen and is easily accessible by public transport as well as by car.

The A 1 and A 4 Federal Highways are in the immediate vicinity of the property.

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Log Plaza Kerpen 5

Brownfield solution, new building with solar system

At the Boschstr. 61 in Kerpen, Kerpen LPK 5 GmbH, a wholly-owned subsidiary of OSMAB Holding AG, bought a plot of land measuring approx. 50,000 sqm. At the time of acquisition, the site was occupied by a logistics facility that no longer met up to modern standards. It was demolished and redeveloped.

With Log Plaza Kerpen, ALCARO Invest GmbH developed the fifth project in Kerpen. Thanks to the city's convenient location with direct connections to the conurbations on the right and left bank of the Rhine and to the neighbouring Benelux countries, Kerpen has a special position within the logistics industry. The site has been sold in the meantime.

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DISCUSS RENTAL NEEDS NOW!

Make an appointment. Our contact partners will be happy to assist you!

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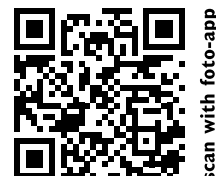
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scan with foto-app

HALL A – ALREADY COMPLETED AND RENTED

