



CONFIDENTIAL DOCUMENT



# HARTMANNSDORF, ERNST-LÄSSIG-STR. 10

CATELLA PROPERTY CONSULTANTS

# INVESTMENT HIGHLIGHTS



Solvent and loyal tenant with a sustainable business model



Good reletting possibilities and flexibility thanks to 5 interconnected or individually usable parts of the building



Excellent connection to the A72 and A4 motorways



Fully let, on a long-term basis (lease term 11 years plus extension options)



Strategic proximity to industrial and production sites



Investor-friendly lease conditions (indexation, allocation of ancillary costs, etc.)



High demand for the asset class



Rent at market level

# KEY FACTS

**INVESTMENT**

Industrial property / warehouse

**PLOT SIZE**

approx. 28,850 sqm

**RENTAL AREA**

approx. 13,100 sqm

**PARKING SPACES**

approx. 90 outdoor spaces

**NET ANNUAL RENT AS IS**

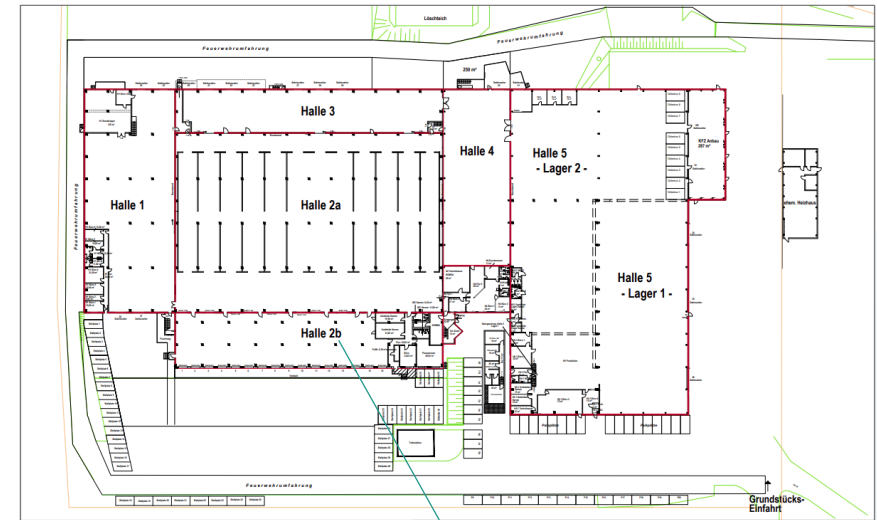
approx. 723,000.00 € p.a.

**OCCUPANCY RATE**

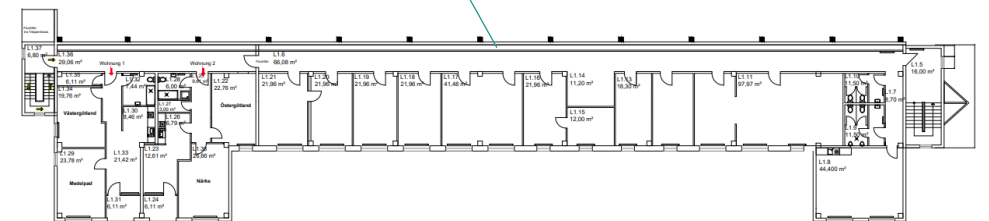
100%

**CEILING HEIGHT**

Up to approx. 8.20 m



Upper floor Hall 2b





# MACRO LOCATION

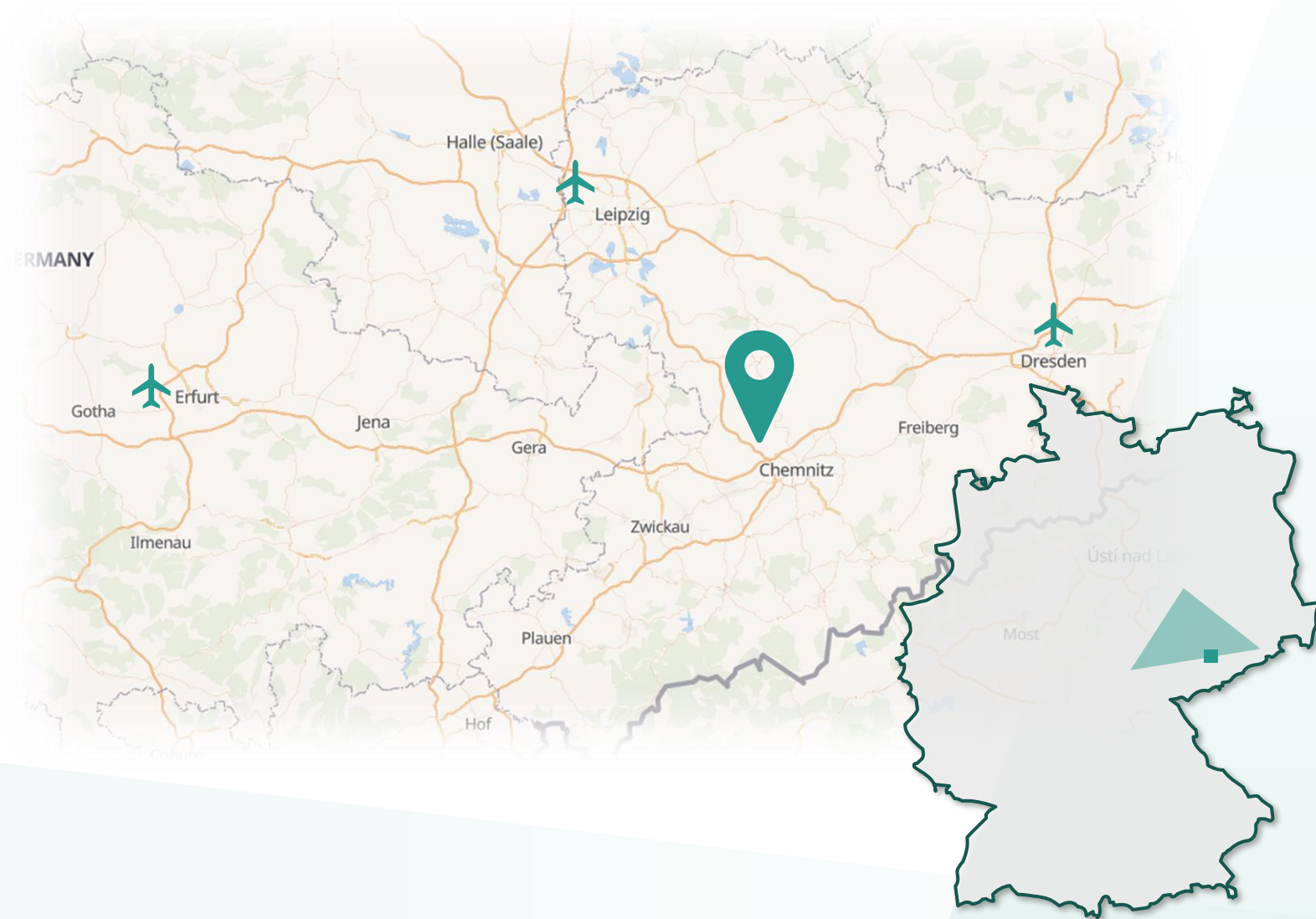
Hartmannsdorf is located in Saxony, close to transport connections between Dresden, Leipzig and Erfurt, and favourably situated in the immediate catchment area of Chemnitz.

The location is part of an up-and-coming economic region with many company branches from the automotive and technology sectors.

The industrial municipality of Hartmannsdorf is located on the A72 and A4 motorways, which connect the cities of Leipzig, Dresden and Erfurt (east-west tangent).

The largest employer is KOMSA AG with more than 1000 employees.

The location also benefits from its proximity to Leipzig Airport (DHL airfreight hub), Dresden Airport and Erfurt-Weimar.



# MICRO LOCATION

## CONNECTIONS

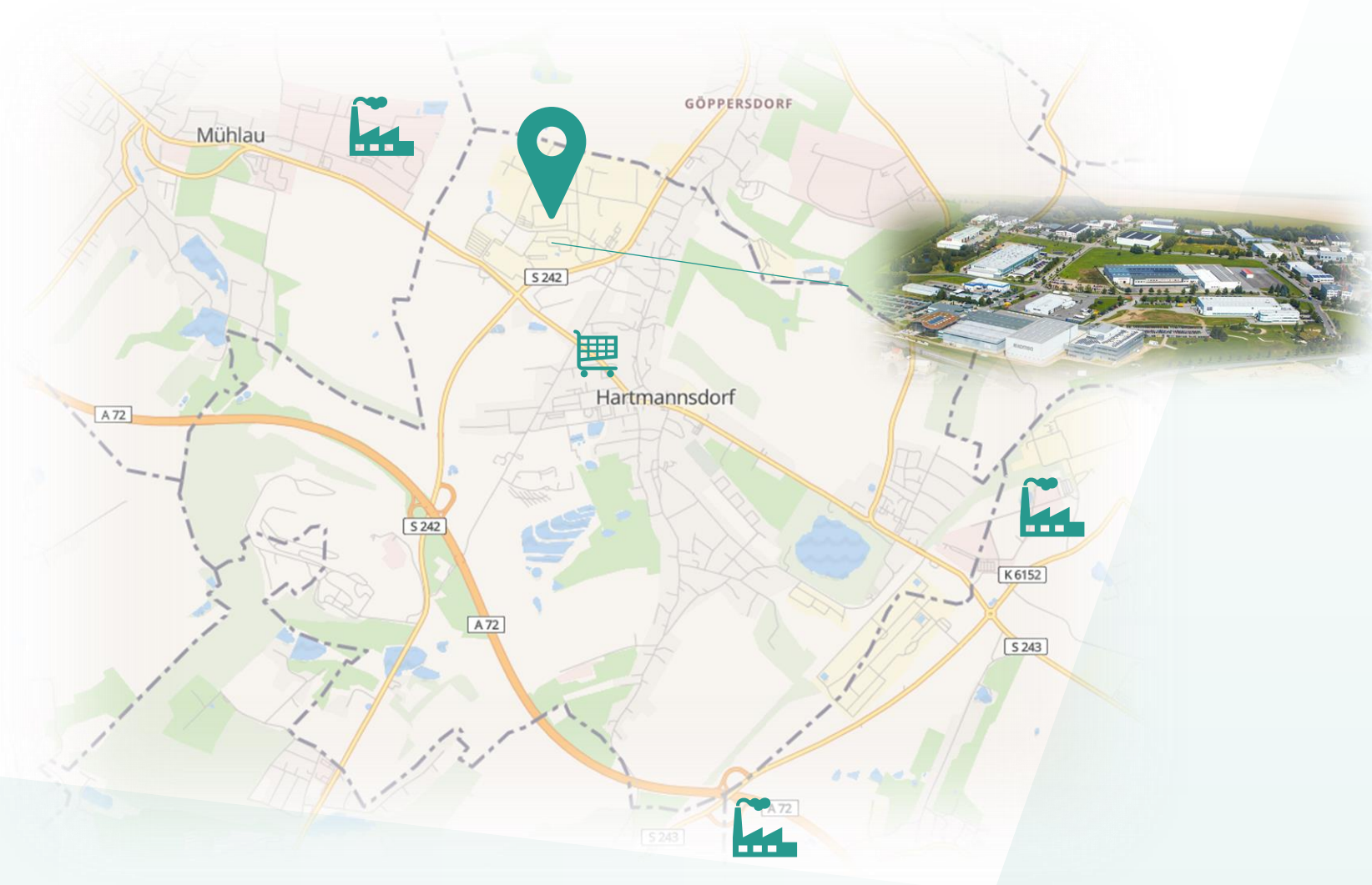
Motorway A72: approx. 4 minutes by car  
 Motorway A4: approx. 8 minutes by car  
 Chemnitz main station: approx. 20 minutes by car  
 Burgstädt train station (connection to the Bahn nach Leipzig & Chemnitz): approx. 5 minutes by car

## BUSINESS LOCATION

The property is part of the industrial park "an der Burgstädter Straße" in the north of Hartmannsdorf, which also hosts industrial companies such as KOMSA AG, Diamant Fahrradwerke, HT Protect, SMK Röhrsdorf and Mieruch & Hofmann GmbH.

To the east and south of Hartmannsdorf are two other industrial parks where companies such as Siemens and Thyssenkrupp have settled.

In addition, companies from the building materials and mechanical engineering sectors have branches here.





# PICTURES





# PICTURES





# OFFER AND COMMISSION CONDITIONS

Catella Property Consultants has been exclusively mandated with the sale of the property and offers it to you free of commission.

This document is intended to provide an initial overview of the essential framework data of the property. Upon completion of a confidentiality agreement, further documents can be made available to you.

The information provided in this investment offer is based on information provided by the owner. Catella Property Consultants cannot assume any liability for the correctness, accuracy and completeness of the information.

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## CONTACT PERSONS



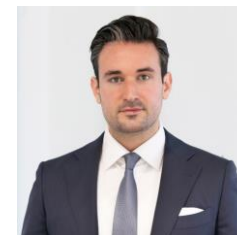
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