



### »» General Information

The state capital Magdeburg is the largest city on the Elbe between Dresden and Hamburg and is located in the middle of the cultural landscape Elbaue.

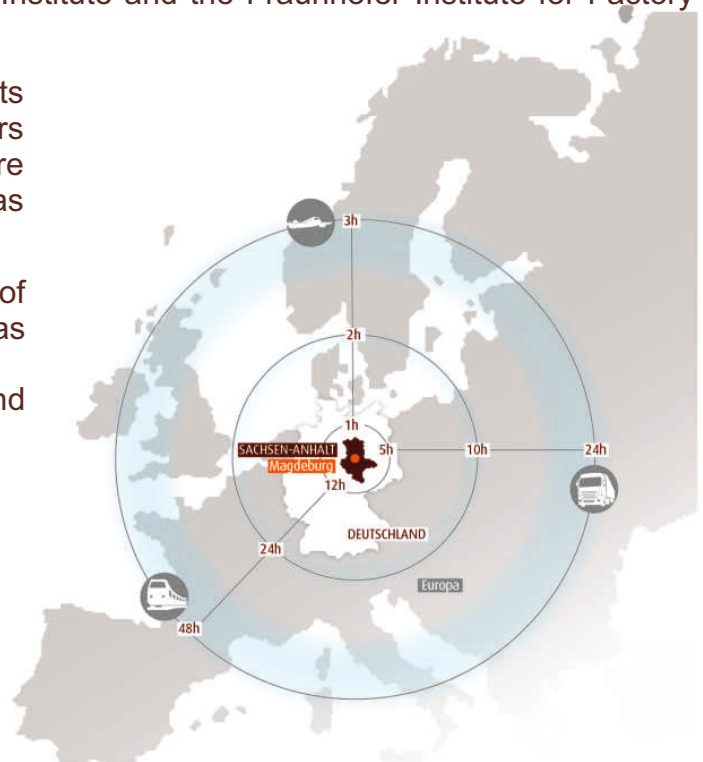
Powerful, dynamic, forward-looking, innovative, attractive, networked: The city of Magdeburg is a modern location for business, science and research. In addition to Otto von Guericke University and Magdeburg-Stendal University of Applied Sciences, the Max Planck Institute and the Fraunhofer Institute for Factory Operation and Automation are also located here.

In addition to cross-industry networks, qualified specialists and optimally developed commercial sites, entrepreneurs will find here a logistically optimally located site at the centre of the metropolises of Leipzig, Berlin and Hanover as well as a municipal partner who is aware of entrepreneurial needs.

The 'City of Otto' presents itself to its visitors as a place of culture and history, of creativity, of sports rich in tradition as well as with a variety of leisure activities. Discover Magdeburg as your future investment, living and working location.

### Our special location advantages are:

- centrally located in Germany
- comprehensive settlement support
- extensive funding opportunities
- trimodal transport connections to the location
- qualified workforce thanks to a wide range of training facilities
- scientific cooperation partners







## »» Location

The property is located in the "Sudenburger Wuhne" industrial estate. The Sudenburger Wuhne is a short drive from the Magdeburg Ring and the A2 and A14 motorways.

The city centre of Magdeburg lies in an easterly direction and is connected via the nearby local public transport system. There is also a direct connection to the Sudenburg railway station.

## »» Description

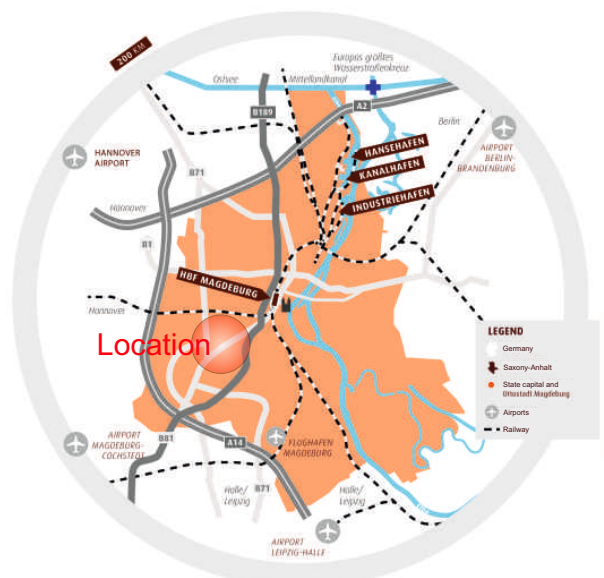
On the offered site 2 there is a production hall built in 1980 with a direct connection to an adjacent office building as well as parking spaces for employees. The hall is divided into two equally sized bays, has a ceiling height of 10 m and can be accessed by lorries via five gates. Both hall aisles have a gantry crane.

The well-maintained office building is in modern condition and has bright and functional offices as well as showers, kitchen, WC and changing rooms. The basement contains a heating system and an electrical room.

The property is part of a 14 ha industrial area with various halls and office buildings of different age and size. In addition to the SIGMA area, further production, storage and office space is available for rent. The site includes a canteen which can be used by the tenants. The availability varies between the end of 2022 and the 1st-3rd quarter of 2023.

You can find the exposé for this under the following link:

[https://ebrochure.jll.eu/?country=DE&lang=de&A\\_vailability=10130791&broker=00000000-0000-0000-0000-000000000000&office=BDB9A0C3-B9D6-0BBD-AF49-7BAAB7DC371E&template=Industrial](https://ebrochure.jll.eu/?country=DE&lang=de&A_vailability=10130791&broker=00000000-0000-0000-0000-000000000000&office=BDB9A0C3-B9D6-0BBD-AF49-7BAAB7DC371E&template=Industrial)







## »» Data rental object

|                      |   |
|----------------------|---|
| <b>District</b>      | Magdeburg   |
| <b>Location</b>      | Sudenburg district, Sudenburger Wuhne 48  |
| <b>Property area</b> | 14.530 m <sup>2</sup>   |
| On the property      | Production hall 4.899 m <sup>2</sup> / 91 x 48 m<br>Office building 2.084 m <sup>2</sup> thereof 1.500 m <sup>2</sup> office<br>Adjacent areas 7.547 m <sup>2</sup> |
| <b>Distances</b>     | City centre approx. 3,5 km<br>Public transport approx. 0,2 km<br>Highway A2 approx. 11,0 km; A14 approx. 9,0 km   |
| <b>Rent</b>          | Price on request  |

## Contact

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## »» Building law framework

The site is designated as an industrial building area in the land use plan of the state capital Magdeburg. The industrial area is classified under building law according to § 34 BauGB. Only Area 3 is covered by the legally binding development plan 362-3.1 "Sudenburger Wuhne Südseite".

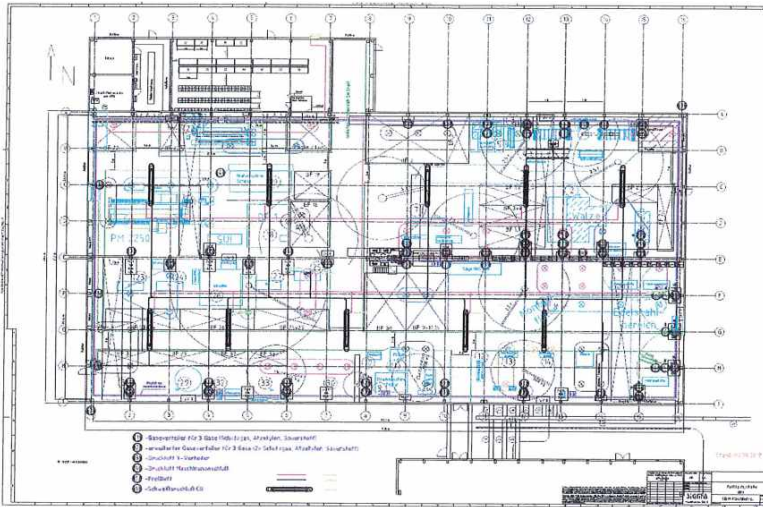
Manufacturing industry is being considered for the further use of the area.

## »» Development

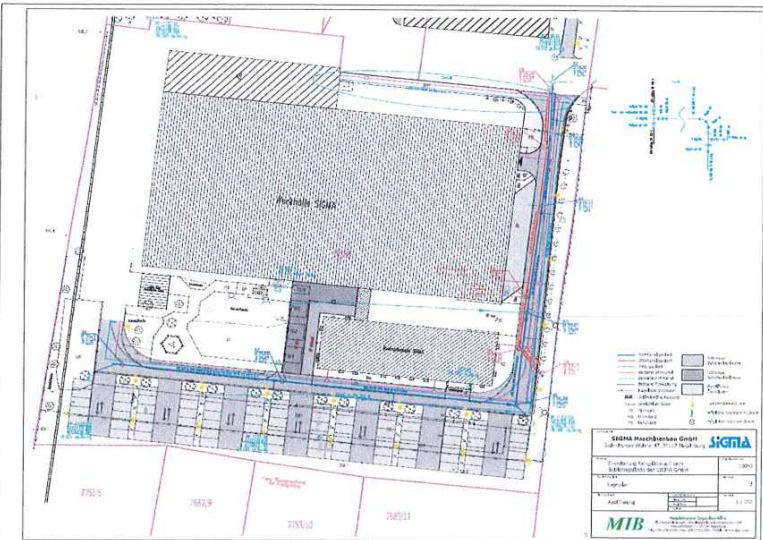
The site is developed according to local standards. A fibre optic connection is available.



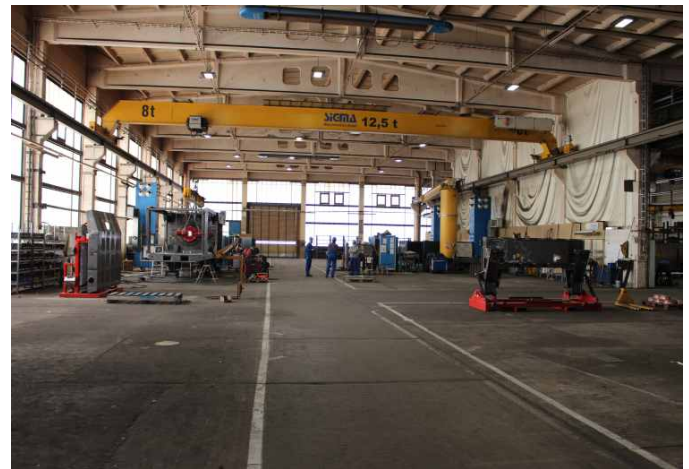




Hall - exterior view



General plan / floor plan



Hall - interior view



Hall - interior view



Office building - 2nd floor



Office building - interior view



Hall - interior view