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# Kabelsketal North I

Kabelsketal, Germany

Building Size: 18,350 SM | 18,350 SM of Industrial Space Available

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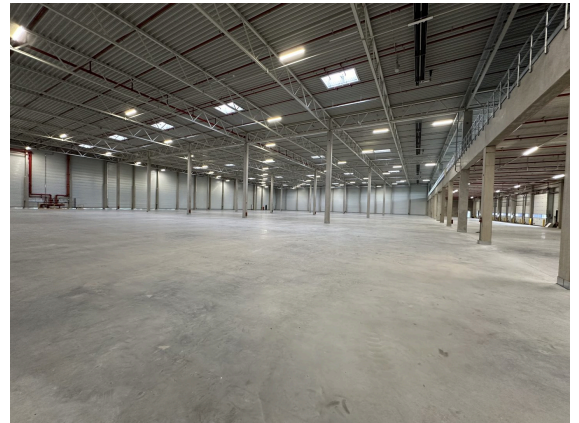
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## Building Specifications

- Industrial space available
- 18,350 SM total building size
- 18,350 SM available size
- Warehouse space: 14,888 SM
- Office space ground floor: 488 SM
- Office space second floor: 488 SM
- Mezzanine space: 2,488 SM
- Clear height: 10 m
- Floor load: 5T/PSM
- Dock doors: 14
- Drive-in doors: 2
- Car / truck parking: 74 / 24
- High quality new build (built in 2023)
- LED lighting
- ESFR sprinkler system



## Additional Information

- The newly built warehouse is located in Kabelsketal, an established logistics area in the Leipzig MSA, and strategically located at the junction of the A9 and A14 motorways
- Leipzig/ Halle International Airport is within a 10 min drive
- The location benefits from the large labour pool of Leipzig, which has over 600,000 people
- The property is within close proximity to Leipzig city center with direct public transportation access via regional rail and bus service
  - Only 400m from the closest bus stop



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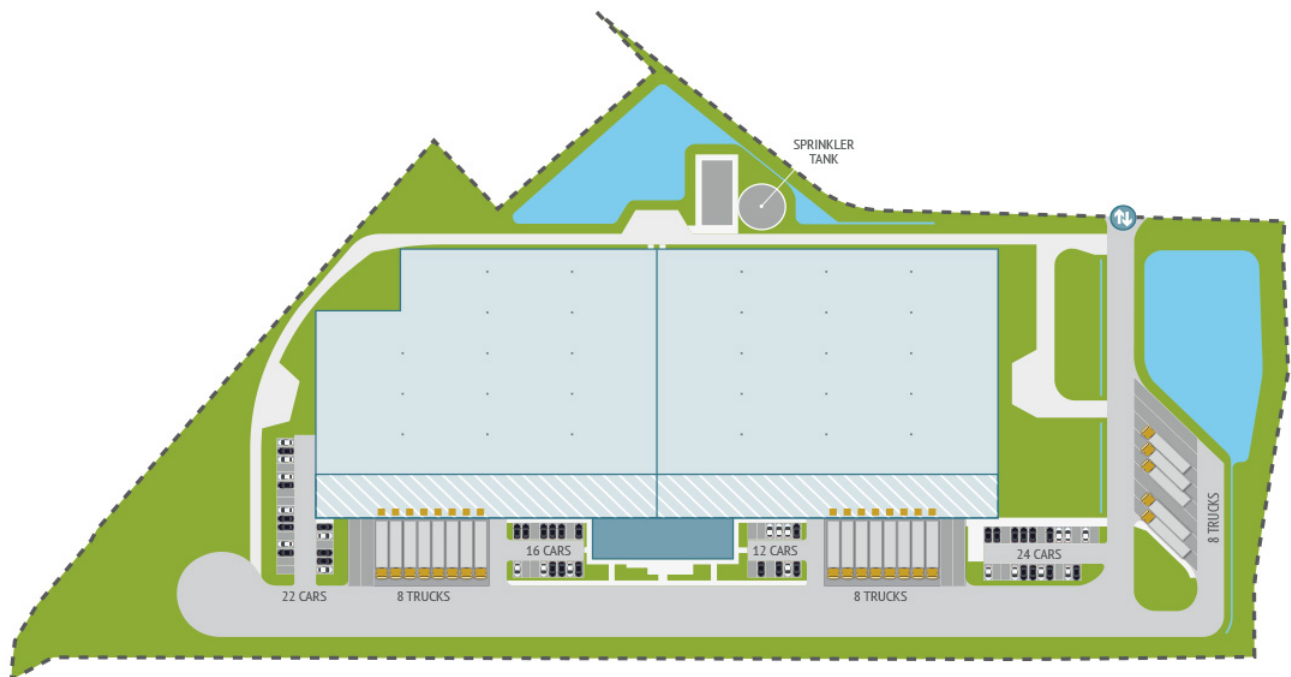
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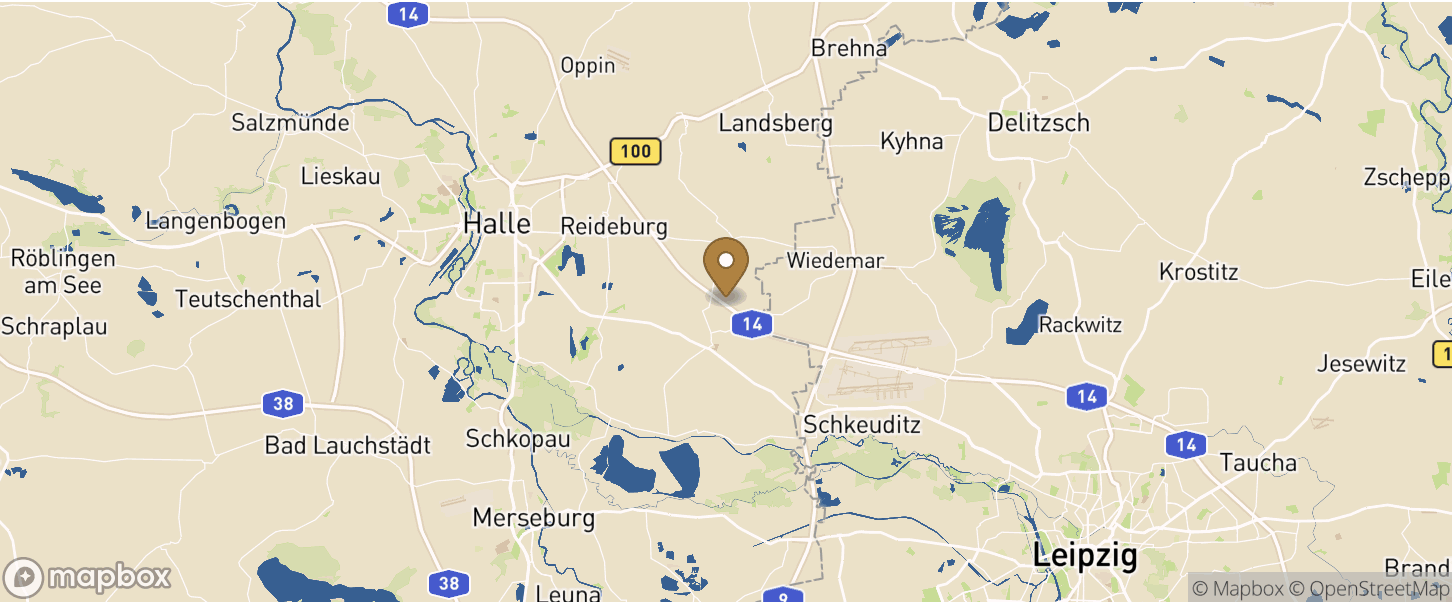


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## Location



## Outdoor Facilities

- Fenced area and barrier (with intercom)
- Entrance gate system can be operated electrically
- Loading yard at least 35 m
- Car and truck parking spaces

## Transportation

### Transit

Bus	5 min walk	0.4 km
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### City

Halle	18 min drive	14.5 km
Leipzig	25 min drive	30.6 km

### Airports

Leipzig/Halle Airport	10 min drive	12.9 km
Berlin Brandenburg Airport	90 min drive	175.4 km