

# MLP

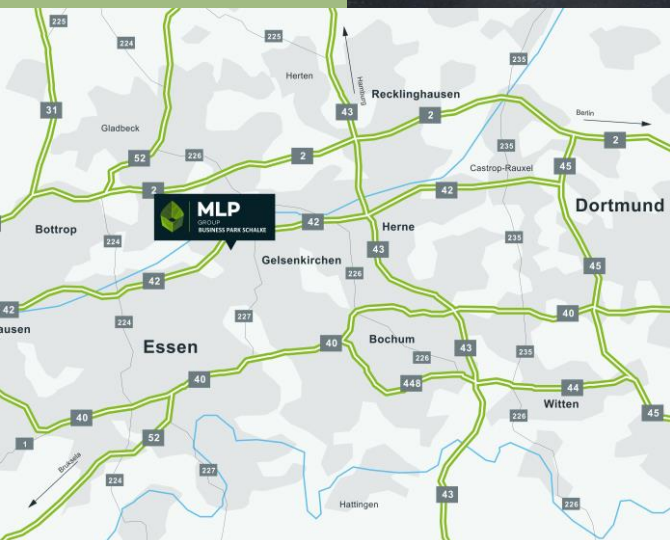
## Business Park Schalke



modern multi-user complex  
offering a mix of warehouse  
and production space for lease

### MLP Business Park Schalke

Kurt-Schumacher-  
Straße 100,  
Gelsenkirchen-Mitte  
45881 Gelsenkirchen,  
Germany



**Suitable for:**  
**Plot size**  
**Footprint:**  
**Warehouse:**  
**Mezz (Storage):**  
**Offices/social:**  
**Car parking:**  
**Truck parking:**  
**Rents:**

assembly, logistics, production, warehousing  
ca. 113,000 sqm  
ca. 58,000 sqm  
ca. 55,300 sqm  
ca. 8,300 sqm  
ca. 4,600 sqm  
ca. 200  
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Warehouse (Box): 7.50 €/sqm  
Light Industrial: 8,20 €/sqm  
Office: 11.00 €/sqm  
Mezz: 5.00 €/sqm  
Car park: 35.00 €/each  
Truck: 95.00 €/each



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# MLP Business Park Schalke

Not far from the Veltins Arena – in the heart of Schalke – the MLP Business Park Gelsenkirchen (Schalke) will be established. The modern business park arises on the approx. 120,000 sqm site of the former Thyssen wire works on Kurt-Schumacher-Straße. It offers more than 60,000 sqm of rental space, distributed over 5 buildings. Flexible rental units can be divided from a size of 495 sqm to 30,000 sqm. With an innovative, sustainable concept that holds great potential for a high number of new jobs in a wide range of industries, and high-quality architecture, MLP Group and the City of Gelsenkirchen aim to create a new future for a traditional site in the Schalke district. To achieve the ESG goals that are embedded in the DNA of MLP Group, modern solutions like EV-parking, smart metering and a full-roof PV system are about to be included in the project. Individual electricity models can be implemented, so that tenants can directly profit from the renewable PV energy. Furthermore, the project aims to achieve at least DGNB Gold standard and shall strive to achieve a fossil free heating solution. The project therefore is also in line with our Green Bond financing strategy.



## Technical specifications:

- Class A buildings / GEG 55 Standard
- Column grid: 12 m x 24 m
- WGK 3 possible
- Floor load bearing capacity 6t/m<sup>2</sup>
- 12,2 m net height
- Skylights and smoke flaps
- ESFR sprinkler system (FM-Global)
- Fossil-free heat pumps possible
- LED lighting
- Office and staff amenity space at a client's request
- Attractive green areas concept

## Travel distances:

- Excellent location near major transportation routes in the heart of Ruhr area
- Dortmund Airport:  
ca. 45 km (ca. 40 mins)
- Düsseldorf Airport:  
ca. 45 km (ca. 42 mins)
- Proximity to Düsseldorf and Cologne for expanded market access
- Close proximity to the A42 Autobahn (ca. 1 km), connecting the location to the dense highway network leading in all directions, which facilitates efficient transportation and distribution across the region and the Benelux

### Contact:

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### Co-exclusive Leasing Agents

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