

MLP Idstein

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



MLP Idstein
Black- und Decker-
Straße 25,
65510, Idstein
Hessen
Germany



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

assembly, logistics, production, warehousing
ca. 40,600 sqm
ca. 20,739 sqm
ca. 20,200 sqm
ca. 1,850 sqm
ca. 1,500 sqm
ca. 33

Rents:

Warehouse (Box): 7.50 €/sqm
Light Industrial: 8,50 €/sqm
Office: 10.75 €/sqm
Mezz: 5.00 €/sqm
Car park: 35.00 €/each



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In Idstein, a new sustainable and flexibly usable business park will be erected. Once completed, it will consist of two new warehouses with a gross floor area of approximately 20.739 m², including 20.200 m² of logistics/production and service space, 1,850 m² of storage/mezzanine space and 1,500 m² of office and social space, which can be extended to up to 3,820 m². The new park will be built on the former Polytec Plastics site covering more than 4 ha in the Hessian town of Idstein, around 30 km northwest of Frankfurt. 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/m²
- 10,2 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 route highway A3
- Frankfurt Airport:
ca. 37 km (ca. 24 mins)
- Proximity to Frankfurt, Wiesbaden and Mainz for expanded market access

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