

MORE PROPERTY  
PER SQUARE METRE.

## Business Parks

BERLIN / DÜSSELDORF / FRANKFURT / HAMBURG / COLOGNE / LEIPZIG / MUNICH / STUTTGART /

# GERMANY – Our Purchase Criteria



## Preferred location and purchase criteria

- Suburban area of a metropolitan region with at least 500,000 inhabitants
- Direct motorway access – max. 5 km away (not driving through a residential area)
- International airport – within less than 1 hour by car
- Good public transport connections – railways within walking distance

## Requirements for the commercial plot of land

- Designation: commercial with trade, services, logistics and light industry
- Greenfield or brownfield (flat, developed)
- Rectangular floor plan preferred
- Depth: from 100 m
- Width: from 120 m
- Building height: at least 16 m (ideally 25 m)

## Example of project development


 Office	3,000–5,000 m <sup>2</sup>
 Warehouse	4,000–6,000 m <sup>2</sup>



Video



Your contact  
**Stefan Ziegler**

 +43 2236 4070-2922

 [ziegler@walter-real-estate.com](mailto:ziegler@walter-real-estate.com)