

SCHNELLECKE REAL ESTATE

# THE BESPOKE SUIT FOR YOUR LOGISTICS REAL ESTATE



SCHNELLECKE  
REAL ESTATE





SCHNELLECKE REAL ESTATE (SRE) is the business unit of Schnellecke that specializes in the planning, construction and management of logistics real estate. More than two million square meters of warehouse space are currently under management worldwide. SRE develops and builds not only for Schnell-ecke, but also for other customers.

## DEVELOPMENT, PLANNING, CONSTRUCTION, MANAGEMENT: ALL FROM A SINGLE SOURCE

With our comprehensive offer for your logistics real estate, you receive all services from a single source. From planning and development, to construction and fixtures and fittings, all the way to management – select the services you need from our portfolio.

One of our strengths is the customized adaptation of the infrastructure to your individual requirements. We do not rely on off-the-shelf solutions, but rather design our processes around your needs and involve you in all important construction meetings if you so wish. After all, you won't get an off-the-peg building from us, but a customized and thus future-proof solution for your individual requirements.

Would you like to build sustainably? No problem. We are well acquainted with the specifications of the German Sustainable Building Council (DGNB) and implement them for you, from PV systems, to rainwater utilization, to low-consumption LED lighting.

### Your advantages with Schnellecke:

Many years of  
experience in the  
development and  
construction of  
logistics real estate

Planning,  
construction,  
installation of logistics  
infrastructure  
and operation from  
a single source

No losses  
through  
interfaces

Involvement of  
our customers  
in all important  
processes

Maximum  
adherence  
to delivery  
dates



# 01

## FUTURE-PROOF: DEVELOPMENT AND PLANNING

More than eighty years of success in the dynamic logistics industry and currently more than 2.2 million square meters of warehouse inventory under management worldwide – we have learned a lot from this. We would like to put this knowledge at your disposal. We will plan your real estate tailored to your needs, future-proof and efficient in terms of processes and management costs. Our strength is the logistics concept, which is already included in the development and planning. In doing so, we rely on the resources and decades of experience of Schnellecke Logistics.

How will you manage traffic flows in a way that is logistically sensible? What about rear delivery and side gates? Where will the outdoor storage be located? Where will the forklifts operate? Where will transports cross? This may sound trivial, but if it is done a hundred times a day and over years, then every wrongly planned meter is wasted money.

That's why we calculate every route and every corner in advance to ensure an optimal flow of goods not only today, but also in the future. The hall should have appropriate reserves for further growth, which we plan for from the very beginning. After all, building alterations in a few years would be expensive – and this must be avoided.

### Your advantages with Schnellecke:

Planning by  
experienced  
intralogistics  
experts

Flexible  
concepts for  
changes in  
the future

Planning, logistics  
concept, construction  
and management  
from a single source



The managing directors:  
Ludwig Büttenbender (l.)  
and Carsten Sievers

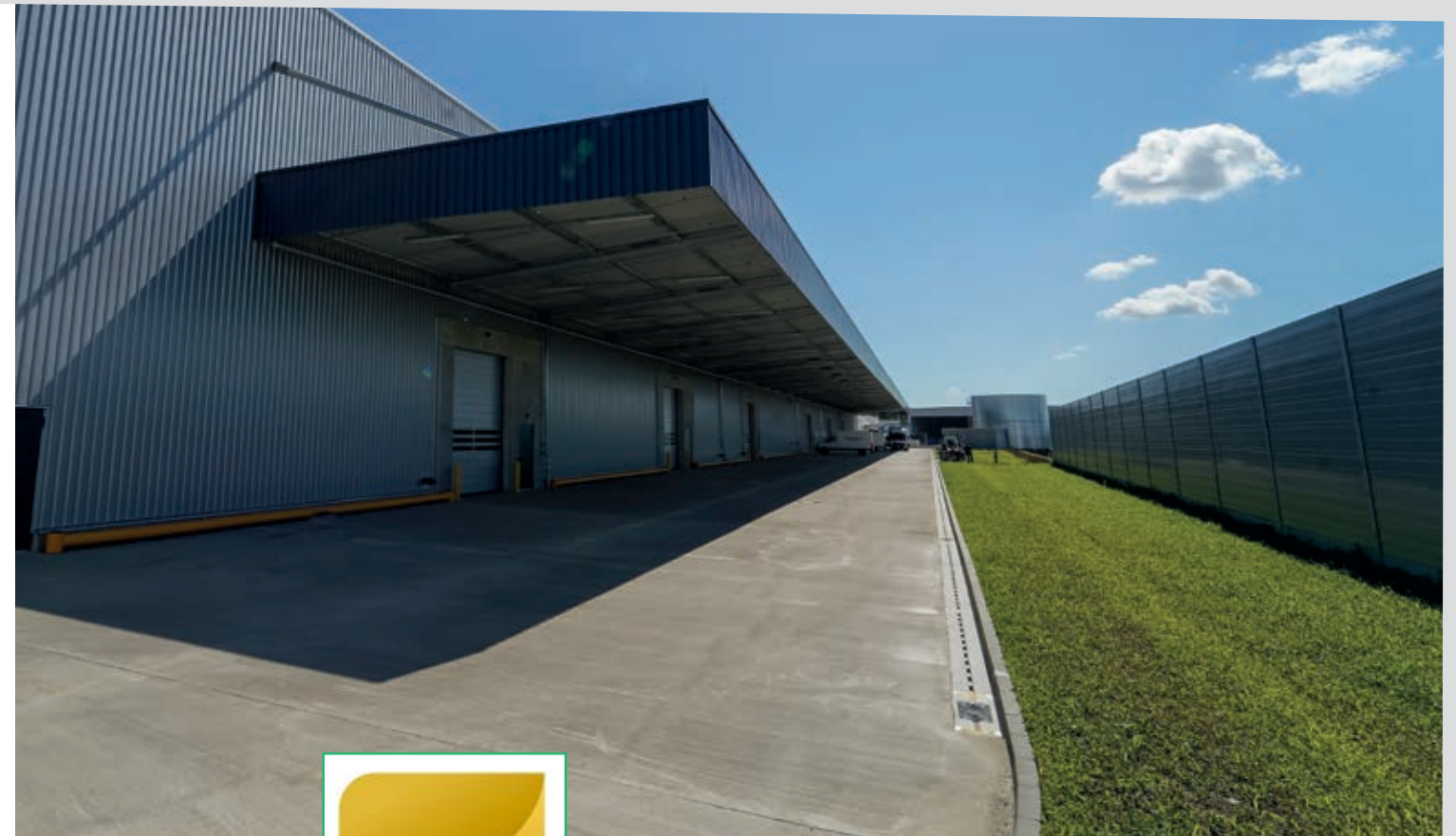




## CREDENTIALS:

### LOGISTICS CENTER IN WARMENAU ACCORDING TO GOLD STANDARD

Despite the Corona pandemic, Schnellecke Real Estate was able to hand over a new logistics center to Volkswagen in August 2020.



The low-energy construction has been certified Gold by the German Sustainable Building Council (DGNB). At the same time, possible future expansions and changes were planned for the 30,000 sqm hall area as well as for the exterior area.

The ground-level parking area, designed for 70 car parking spaces, was planned in such a way that a parking lot for a total of 170 vehicles can be built there if there is additional demand. The office space of 800 sqm was placed above the gates on the second floor. In this way, an additional 400 square meters can be added without reducing the logistics area if demand grows.

Even though a suspended ceiling was not wanted, anchor heads have been installed in one part of the hall. The roof was designed in such a way that insulation and statics allow the future installation of a photovoltaic system. The floor slab was

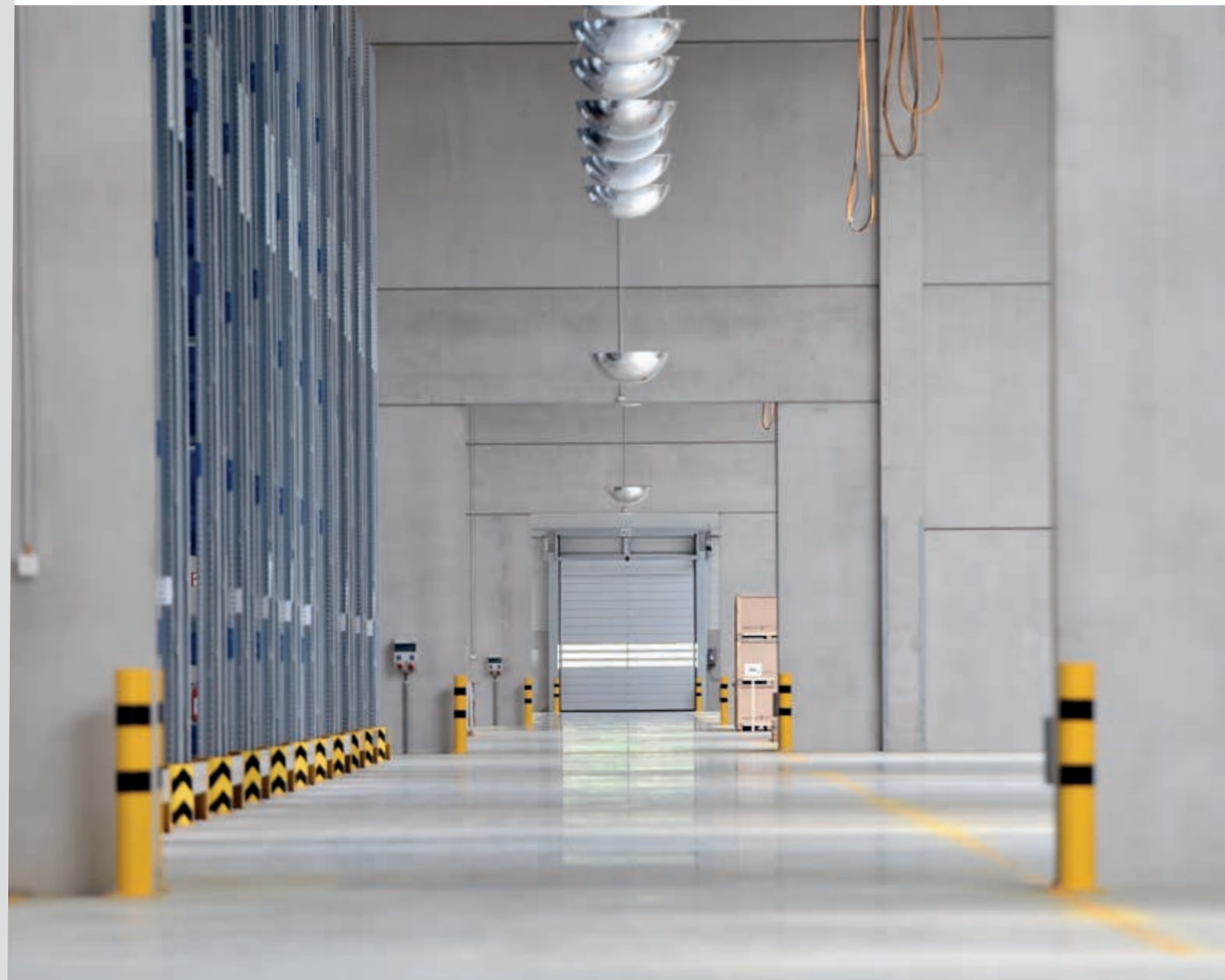
also constructed much better than requested and designed for heavy high-bay racks should the use ever change.

The sprinkler system and roof insulation in a 10,000-square-meter area of the hall have been designed to allow the rack storage of car powertrain batteries. Another 400-square-meter hall area was custom-built for the storage of airbags and seatbelt pretensioners containing explosives.

Less sustainable materials were replaced by ecologically more sustainable ones.

Rainwater is used to irrigate the property, a consistently low-consumption LED lighting system controlled by motion detectors was installed both inside and outside, and the outdoor facilities will be landscaped in an ecologically sound manner. Furthermore, the technical prerequisites for several e-charging stations were installed.

The management of the new logistics center is also in the hands of Schnellecke.







#### KEY FIGURES

Start:	End of 10.2019
Hall area:	30,000 m <sup>2</sup>
Of which, office and social areas:	1,000 m <sup>2</sup>
Hall clear height:	10.50 m
Hall grid:	30 x 18 m
Outside warehouse:	7,500 m <sup>2</sup>
Of which, roofed:	5,000 m <sup>2</sup>
Truck parking spaces:	15
Car parking spaces:	70

**COMPLETION DATE:** 05 AUG 2020



Perfect weather protection and  
high flexibility due to self-supporting projection  
roof with a depth of 10 meters







# 03

## RELIABLE: MANAGEMENT AND OPERATION

With more than two million square meters of warehouse space managed by us worldwide, we have extensive experience, from facility management to logistics operations. In our logistics centers we handle all intralogistics processes – from warehousing, picking and sequencing, to component assembly and line feeding.

We could also take on these tasks for you. This means you receive the complete logistics package from a single source.

# 02

## ON SCHEDULE: CONSTRUCTION AND EQUIPMENT

Time is money – nobody knows this better than we do. As one of the world's leading automotive logistics providers, we have been fulfilling the tough requirements of the automotive industry for decades, where every second counts.

This philosophy also applies to your real estate. Transparent project planning, reliable, hand-picked partners, and absolute adherence to schedules are a matter of course for us. You can be sure that you will be able to use your building at the agreed time.

As general contractor, we also procure, deliver and install the logistics infrastructure upon request, from shelving racks to automatic mobile robots.





SELECTED CREDENTIALS  
OF SCHNELLECKE REAL ESTATE:

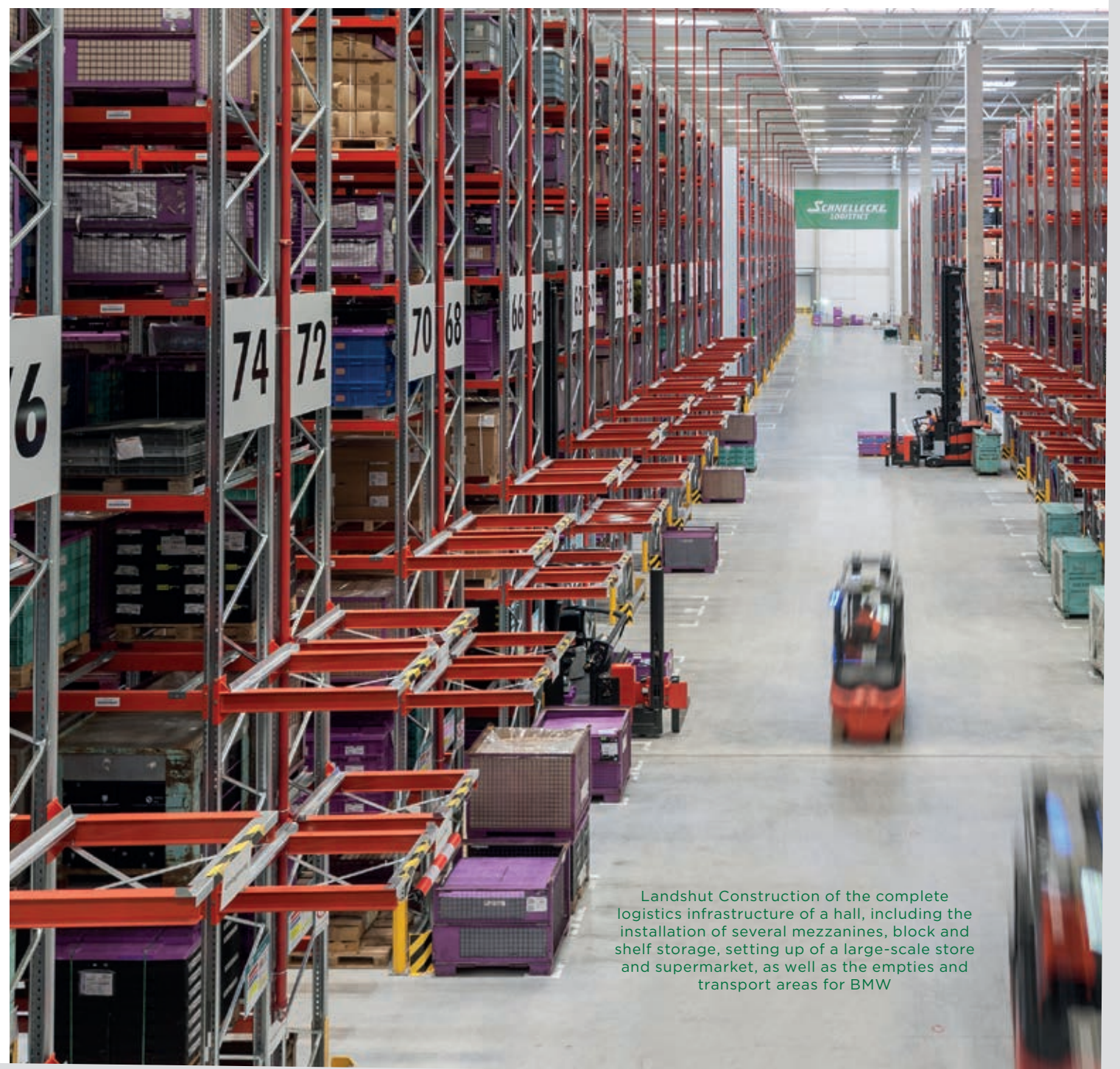
Puebla (Mexico)  
Office building with PV system  
for Schnellecke



Wolfsburg Production buildings  
for Sitech (Volkswagen)



Zwickau Construction  
of a logistics center  
for VW Sachsen



Landshut Construction of the complete  
logistics infrastructure of a hall, including the  
installation of several mezzanines, block and  
shelf storage, setting up of a large-scale store  
and supermarket, as well as the empties and  
transport areas for BMW



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POWERED BY

