

# Russisches intermodales Logistikterminal





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Unternehmen im Bereich Logistikimmobilien. Lage in der Region Moskau, in der Nähe der Ringstraße. Äquidistant von Verkehrsknotenpunkten.

### Hauptmerkmale

Multi-Temperatur-Lager (-25 ... +25 ). Herstellungsjahr 2009. Gebiet (GBA/ GLA) 55.607 / 55.607 m<sup>2</sup>. Büroräume 4.961 m<sup>2</sup>. Spaltenraster: 12 x 24 m . Deckenhöhe: 12 m . Bodenbelastung: 7 Tonnen/m<sup>2</sup>. Dedizierte elektrische Energie, 3,333 kVA. Wärmeversorgung: 2,730.6 Gcal. Angeschlossene Büroeinrichtungen, 4-storey, S = 4,961 m<sup>2</sup>. Parkplätze: 178 Ladung m/m; 78 medium-tonnage m/m; 171 Gäste m/m.

### Zusätzliche Merkmale

1 Dock mit Torabdichtung und Überladebrücke auf 900 m<sup>2</sup> Lagerfläche. Moderne Kühl- und Gefrier Ausstattung Bitzer (Deutschland). Aufrechterhaltung einer konstanten Temperatur im Be- und Entladebereich auf Wunsch des Mieters. Möglichkeit die Temperaturbedingungen in den einzelnen Blöcken anzupassen (kalt, trocken, frieren). Energieeffiziente LED-Beleuchtung.

Der Logistikkomplex ist zu 100 % mit Mietern besetzt. Die Verwaltungsgesellschaft hat einen Pool von langfristigen Qualitätspächtern gebildet. Qualitative und quantitative Zusammensetzung sowie weitere Merkmale der Pächter werden auf Anfrage übermittelt.

### TARGET PRICE

\$62,242,280

### BUSINESS TYPE

Transport

### COUNTRY

Russland

### BUSINESS ID

L#20220397

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