



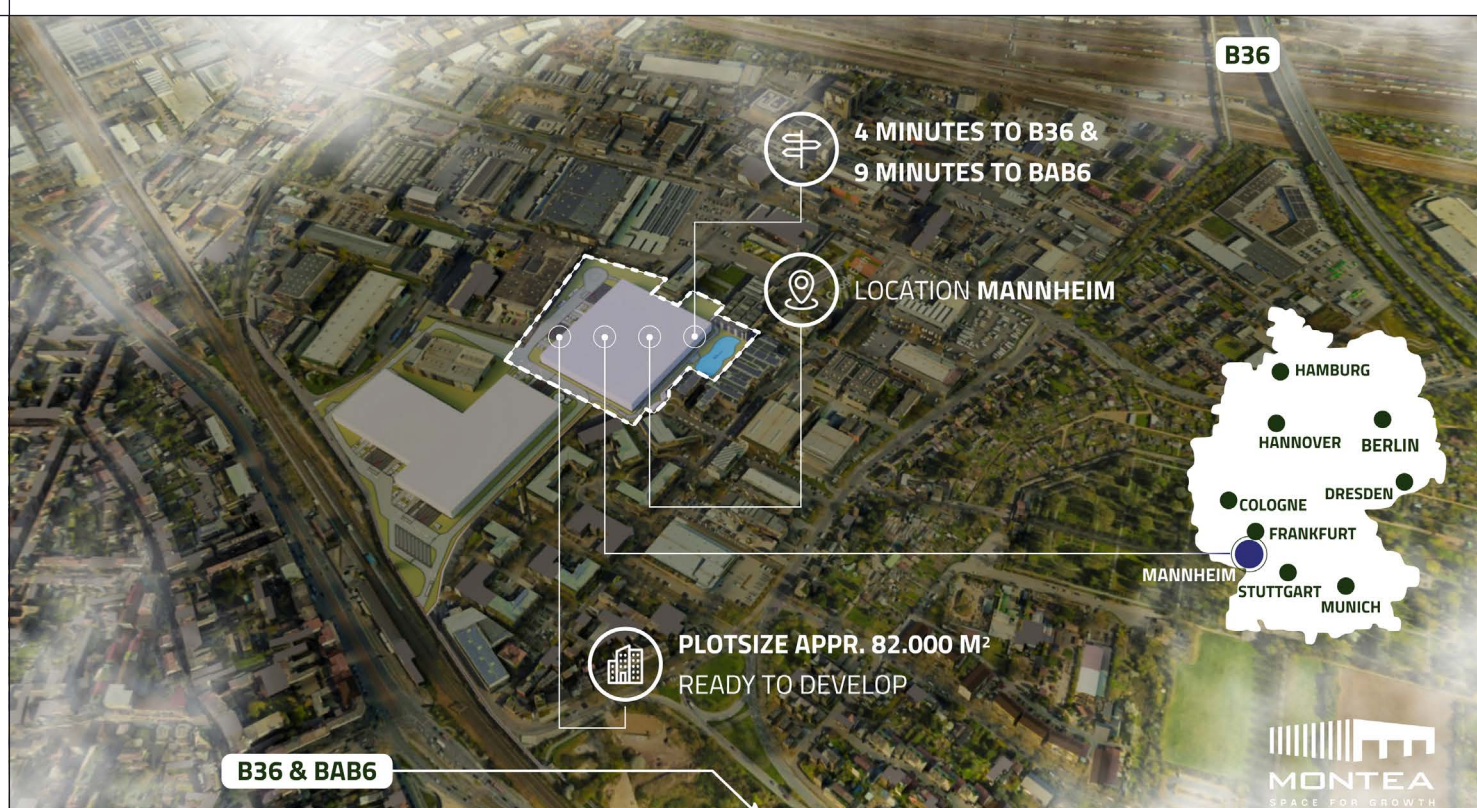
Description

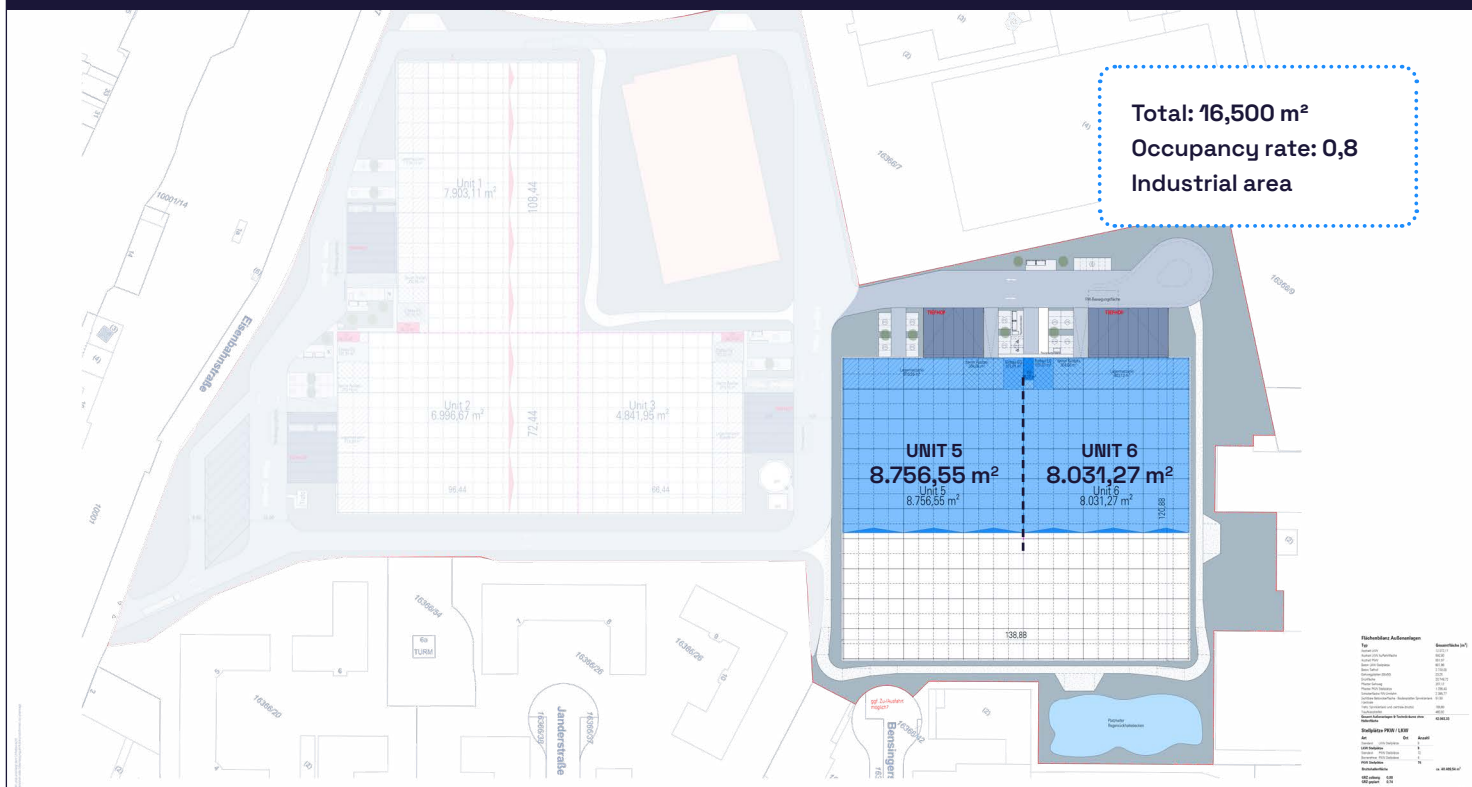
Prime Redevelopment Opportunity: Montea expands its landbank with a new project in Mannheim, to be redeveloped into an urban distribution centre.

Excellent Transport Links: Well-connected to major roads and close to key urban hubs, ideal for last-mile distribution.

Established Industrial Area: Located in a growing logistics and industrial zone with increasing demand.

Strategic Urban Location: Ideal for serving the Mannheim area and surrounding regions.





Baden-Württemberg

Highways:

- A6: +- 5 km
- A656: +- 4 km
- A5: +- 10 km

Federal Roads:

- B36: +- 1 km
- B38: +- 5 km

Connection:

- Mannheim City Center: +- 3 km
- Mannheim Main Train Station: +- 4 km
- Frankfurt Airport (FRA): +- 75 km
- Heidelberg: +- 20 km
- Stuttgart: +- 120 km



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