



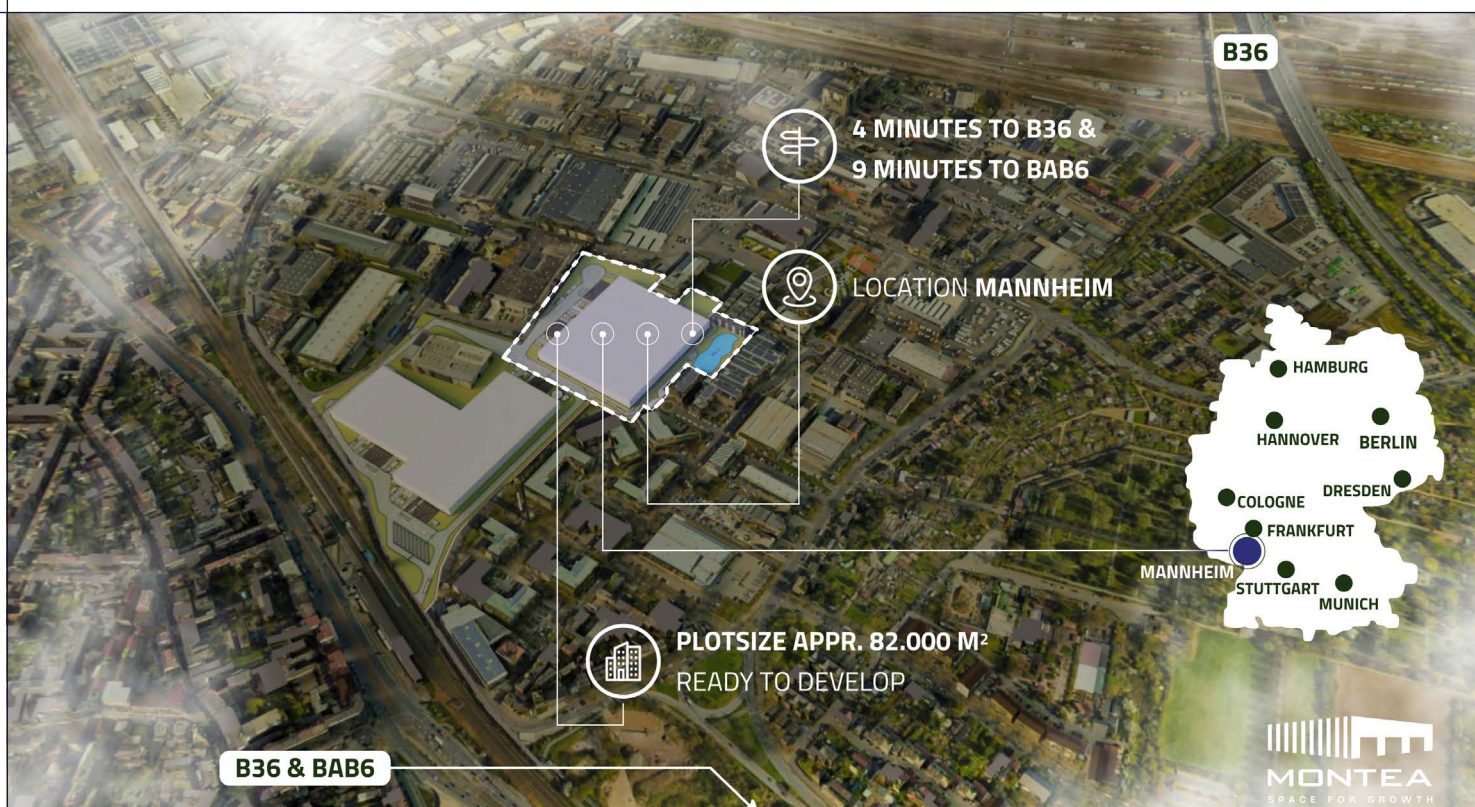
## Description

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

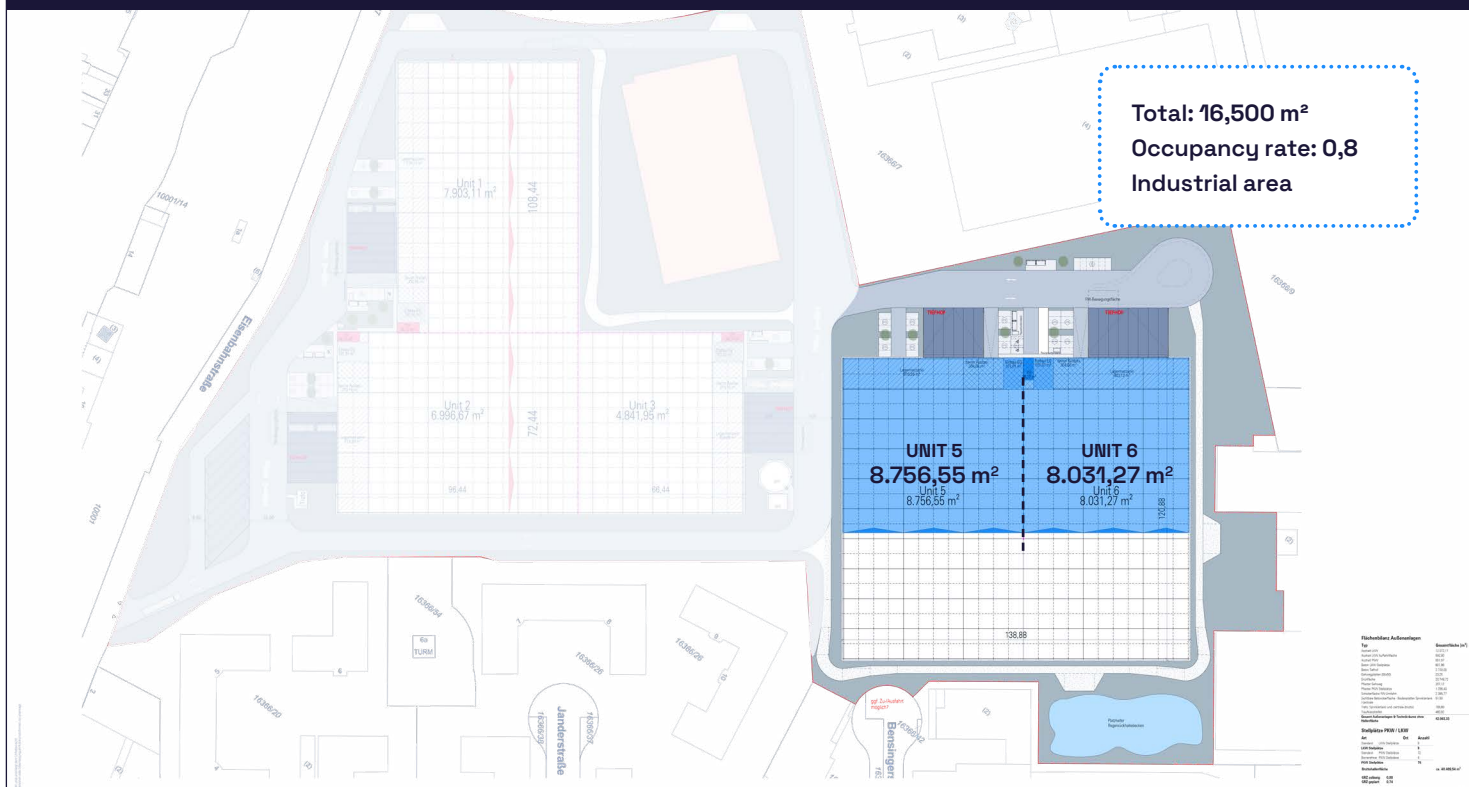
**Excellent Transport Links:** Well-connected to major roads and close to key urban hubs, ideal for last-mile distribution.

**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



Contact



**Dr. Wiebke Dursthoff**  
wiebke.dursthoff@montea.com  
+49 171 225 15 55

or visit  
**montea.com**