

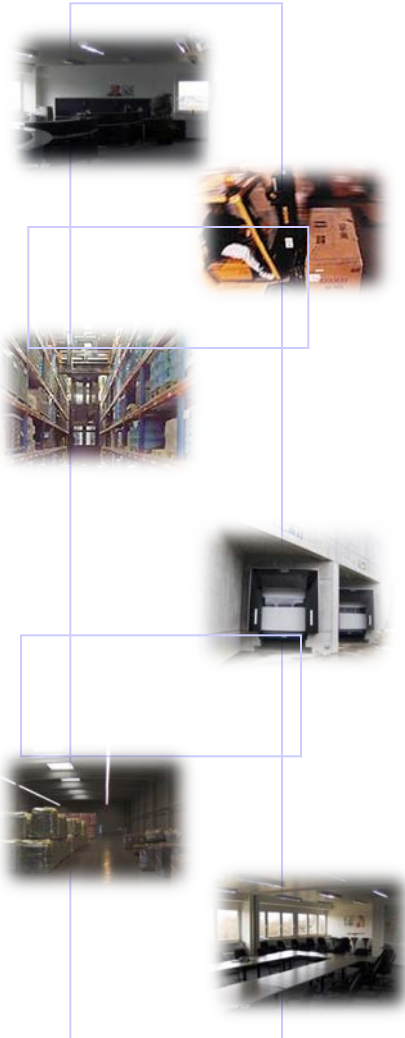
Exposé

**attractive production and logistics location
(5.500 m²) in Ellwangen (Ostalbkreis)**

Ellwangen, 2017

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Project Management

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Content

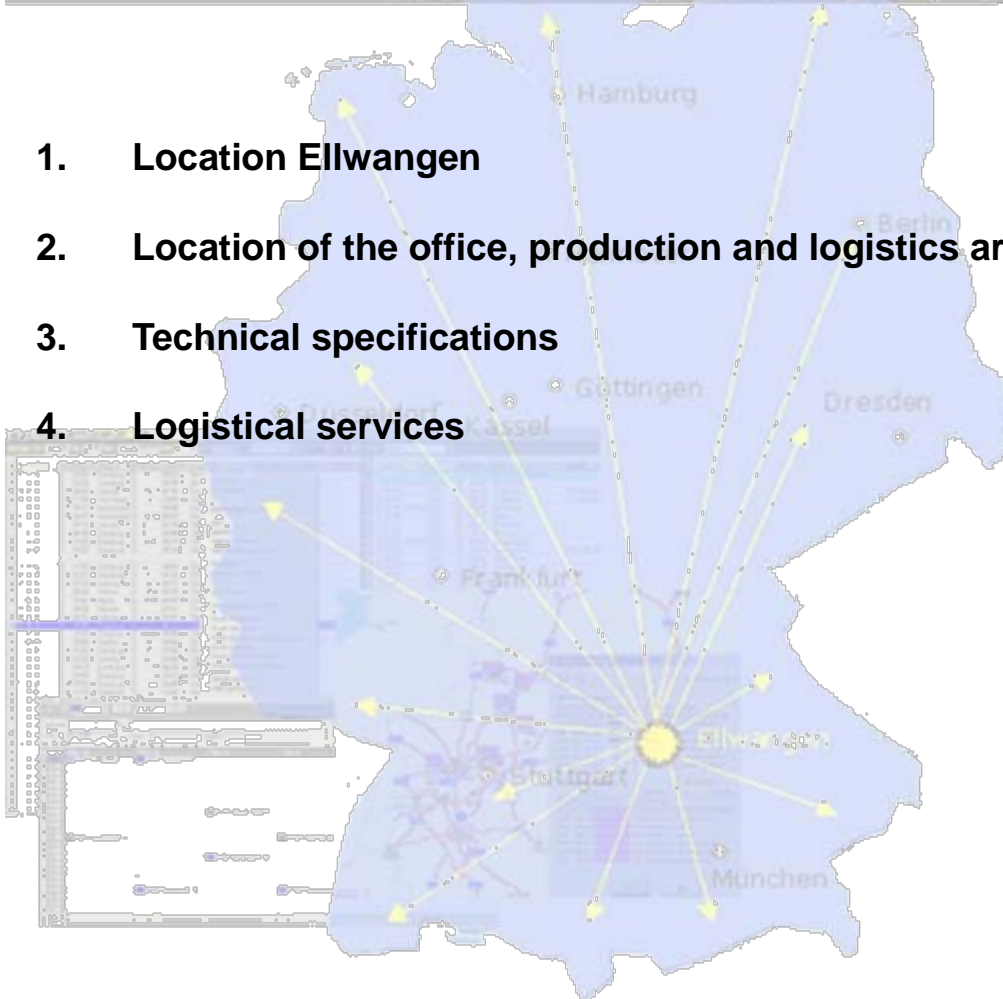


1. Location Ellwangen

2. Location of the office, production and logistics areas

3. Technical specifications

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1. Location Ellwangen [1]

A) Framework:

Town/City: **Ellwangen**
 Postal code: 73479
 State: Baden-Württemberg
 District: Ostalbkreis
 Population: ca. 26.500 (per: 31.12.2015)

B) Transportation connection:

Highway:

direct:	A7	Würzburg – Ulm
indirect:	A8 65 km	Munich – Stuttgart
	A8 35 km	Nuremberg - Heilbronn

Railway:

IC-, RE-, RB-Connection

Routes: Karlsruhe – Stuttgart – Ulm
 Ulm – Frankfurt

Airports:

Stuttgart:	150 km	(est. time = 1 ¼ Std.)
Nuremberg:	130 km	(est. time = 1 ¼ Std.)



1. Location Ellwangen [2]

C) Economic:

Category: Medium Center

Employees at: 12.290

Place of Work (as of 06/2016)
(Insured)

Unemployment rate: 1,7% (as at: 30 June 2017)

Commuter:

Inverter: approx. 7.200

Excavator: approx. 4.400

Largest Businesses:

ODR (EnBW)
Friedrich Kicherer
INNEO Solutions
Ivoclar Vivadent
Multipac Montage- und Verpackungsgesellschaft
Fa. Stengel
VARTA Consumer Batteries
Varta Microbattery
Arnulf Betzold



1. Location Ellwangen [3]

D) Educational institutions:

Highschool (Gymnasium):	2
Other Highschools (Realschule):	2
Primary and Special needs schools:	8
Other schools:	professional school School of Youth and Home Education Agricultural school Community College Youth Music School
Preschools:	6
College:	“Diploma Hochschule Studienzentrum“ / Location Aalen (16 km)
University:	Stuttgart (ca. 90 km) Ulm (ca. 90 km) Tübingen (ca. 110 km) Würzburg (ca. 120 km)



2. Location of the office, production and logistics areas

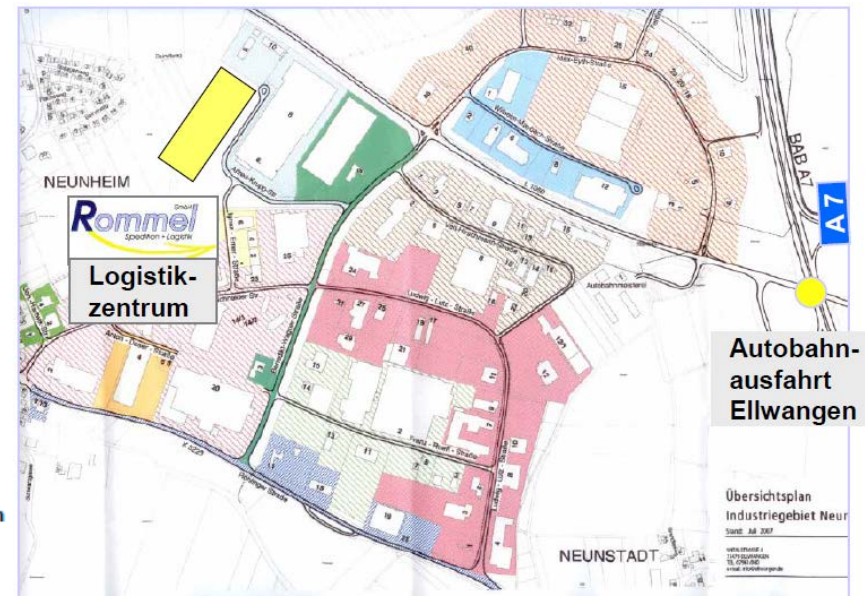
Location: Ellwangen
Postal code: 73479
Total warehouse area: 5.500 m²
Total office area: from 350 / 700 m²

Distance from Ellwangen to

Highway A7: 800 m
Ulm: 75 km
Nuremberg: 110 km
Würzburg: 125 km
Stuttgart: 150 km



Übersichtsplan Lage der Logistikfläche



Grundstücksplan Industriegebiet Neresheim

3. Technical specifications production / warehouse

Total area:	5.533 m ²
Build year:	2008
Hall length:	71 m
Hall width:	76 m
Hall height:	9 m
Offloading ramps:	6
Availability:	01.02.2018



Further warehouse facilities:

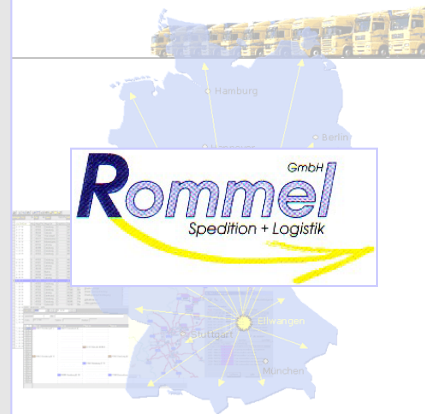
- Hafa-ramps
- Lateral loading possible due to easy access (at ground level)
- Exhaust system (smoke and heat extraction)
- Day and night operation
- Container deployment possible
- High-grade industrial floor
- Crane system installable
- Alarm system in building
- Sufficient truck movement and turning capacity
- Incidence of daylight through skylight and side window
- Heaters
- Commissioning area
- Fire protection facilities

4. Logistical services

Spedition Rommel takes care of your logistical activities in their functional areas of procurement, factory/production and distribution logistics. In the following **Spedition Rommel** presents some of the logistical services:

Primary services

- Procurement logistics
- Storage
- Packaging
- Commissioning
- Transshipment
- Distribution logistics



Secondary services

- Procurement processing
- Inventory management
- Order processing
- Returns management
- Labelling
- Quality management
- Price labelling
- Value added service

Spedition Rommel looks forward to hearing from you in order to offer you a personalized and efficient logistic service:

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