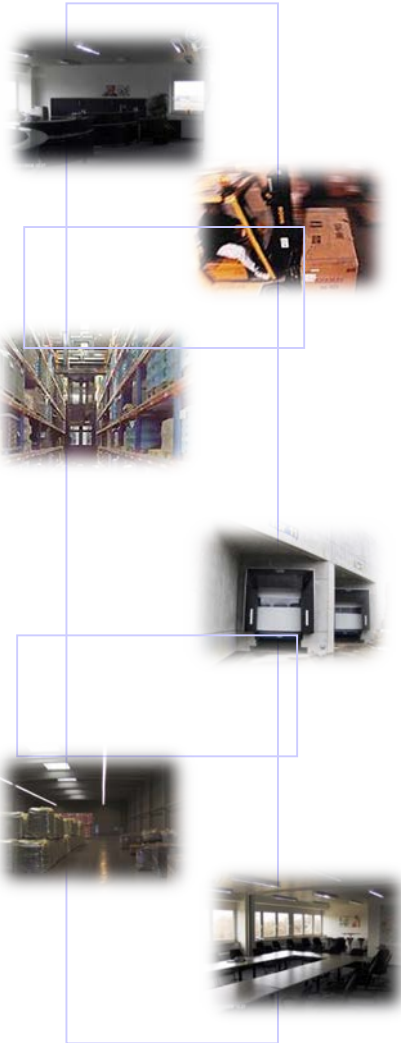




Exposé

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



Ellwangen, 2019

Rommel Spedition + Logistik GmbH

Veit-Hirschmann-Strasse 6

D-73479 Ellwangen (Jagst)

Telefon: +49 (0)7961/92222-0

Fax: +49 (0)7961/92222-22

E-Mail: info@rommel-spedition.de

Internet: <http://www.rommel-spedition.de>



Project Management

The following contact person is available for questions concerning rental of logistics / office spaces and logistical services:

Mr Helmut Rommel

Tel +49(0)7961/92222-17

Fax +49(0)7961/92222-22

E-mail: helmut.rommel@rommel-spedition.de



Content



	Page
1. Location Ellwangen	4
2. Location of the office, production and logistics areas	7
3. Technical specifications	8
4. Logistical services	9

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: approx. 2 %

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:

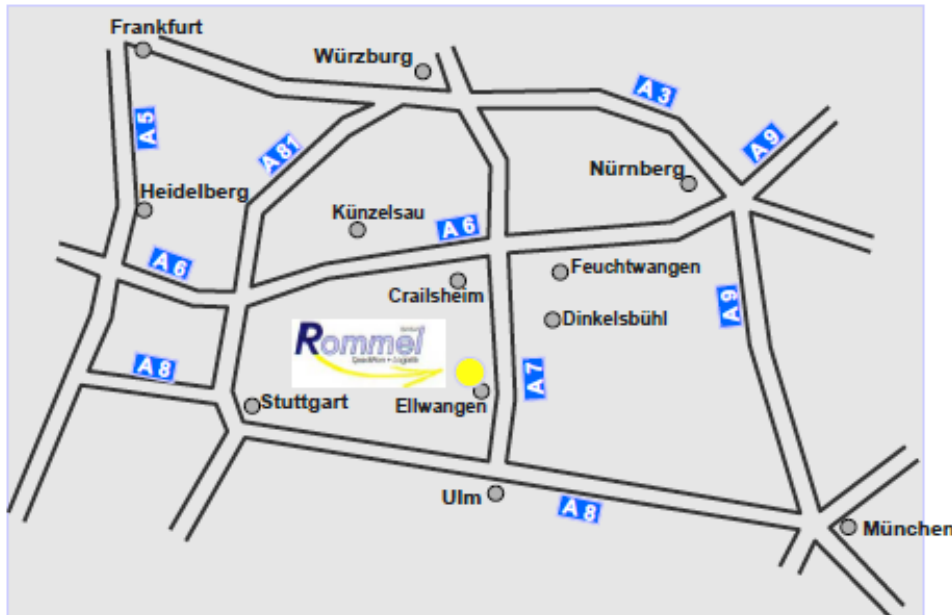
Stuttgart	(ca. 90 km)
Ulm	(ca. 90 km)
Tübingen	(ca. 110 km)
Würzburg	(ca. 120 km)



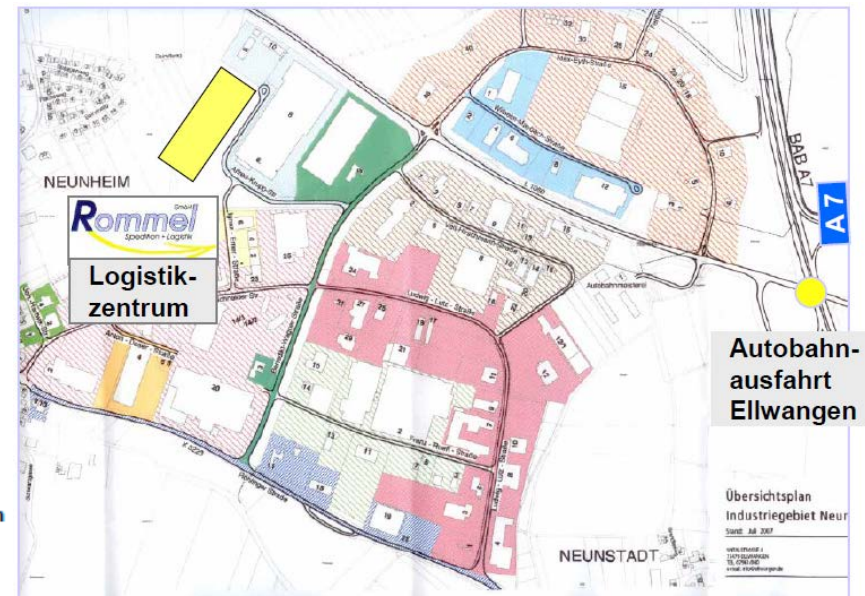
2. Location of the office, production and logistics areas

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 Neunheim

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:

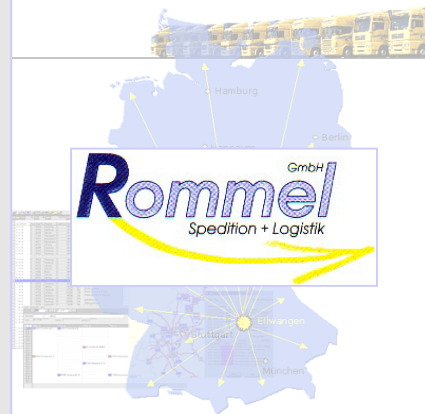
- Hafa-ramps
- Lateral loading possible due to easy access (at ground level)
- Exhaust system (smoke and heat extraction)
- Day and night operation
- Container deployment possible
- High-grade industrial floor
- Crane system installable
- Alarm system in building
- Sufficient truck movement and turning 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:

Tel: +49(0)7961/92222-0

E-Mail: helmut.rommel@rommel-spedition.de