



ENTRANCE TO EFFICIENCY

Goodman Hamburg West Light Industrial Park
Tinsdaler Weg 183, 22880 Wedel

Welcome to Wedel

Goodman Hamburg West Light Industrial Park

Measured by the highest quality standards, we are developing our second light industrial park in northern Germany on Hamburg's city border to Schleswig-Holstein. A special feature of this commercial development is the combination of production and warehouse space as well as sales areas and showrooms.

26,340 sqm

warehouse space

Brownfield

development

BREEAM Excellence

certification

Solar panels

installed



Location



Goodman Hamburg West Light Industrial Park
Tinsdaler Weg 183, 22880 Wedel



1,5 km to
federal road 431



21 km to
Hamburg city



2.6 km to
Wedel railway station



11 km to
A7 highway



Bus stop
on site

[ONLINE MAP](#)

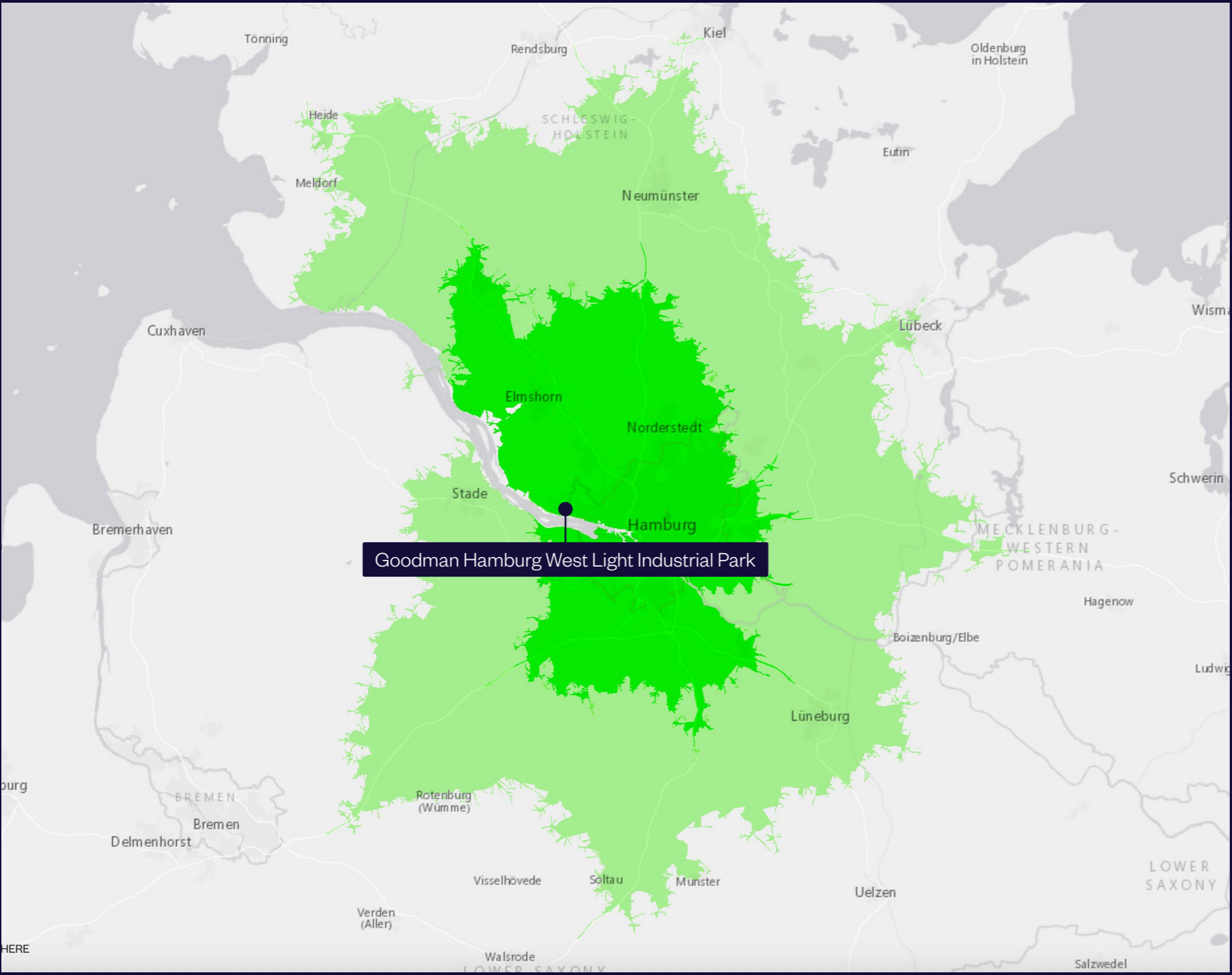
Ideally located in the west of Hamburg

The town, in the district of Pinneberg in southern Schleswig-Holstein, is located directly on the state border with Hamburg and is part of the Hamburg metropolitan region.



Demographics

Goodman Hamburg West Light Industrial Park
60 and 90 min drive-times



Benefit from accessibility within 60 min of truck driving time:

2.8M	total population
1.5M	total households
€75.5BN	total purchasing power
€7.1BN	food+beverage
€1.1BN	electronics+IT
€2.1BN	clothing

Sources: ESRI and Michael Bauer Research from 2019

Sustainability

GreenSpace+ our pathway towards building and operating circular, net-positive spaces —inside our properties and beyond.



GREENSPACE+

Beyond carbon neutrality

When we think of the toll we've already taken on this planet, we recognise that net-zero isn't good enough. That's why we've launched GreenSpace+ as our pathway towards building and operating circular, net-positive spaces. We take care of making them green, so that our partners can focus on making them their own.



Energy
We're constantly looking for ways to optimise and minimise our energy usage.



Circularity
We're committed to transforming our way of constructing and reaching a point where we can proudly claim to build, own and manage circular buildings.



Offsetting
Although minimising emissions is always our first and foremost priority, we offset for the embodied emissions that we simply can't avoid.

Beyond four walls

Space means so much more than what happens within the walls of our buildings. It's also the ecosystems they sit within. The soil that they stand on top of. And the communities they operate within. Because the space we're talking about, everyone shares — now and in the future.



Brownfields
We are committed to developing 100% brownfield sites in the future in order to reuse finite materials, preserve biodiversity and natural habitats, reduce our construction emissions, and more.



Biodiversity
We recognise that carbon is only one piece of the sustainability puzzle — in order to restore our relationship with nature, we also need to protect and enhance biodiversity.



Wellbeing
We aim to design and develop human-friendly environments that create a positive experience and sense of community for people.

Sustainability features

GOODMAN HAMBURG WEST LIGHT INDUSTRIAL PARK



- + PV-installation on the whole roof
- + Efficient lighting (200 lux LED with Dali-control system); for the commissioning area = 300 lux
- + EV charging stations for e-cars and e-bikes
- + Preparation for truck EV charging stations
- + Outdoor break areas
- + SMART Metering (digital control of energy consumption)
- + Landscaping favouring biodiversity
- + Rainwater cisterns for watering the green areas.

Technical specifications



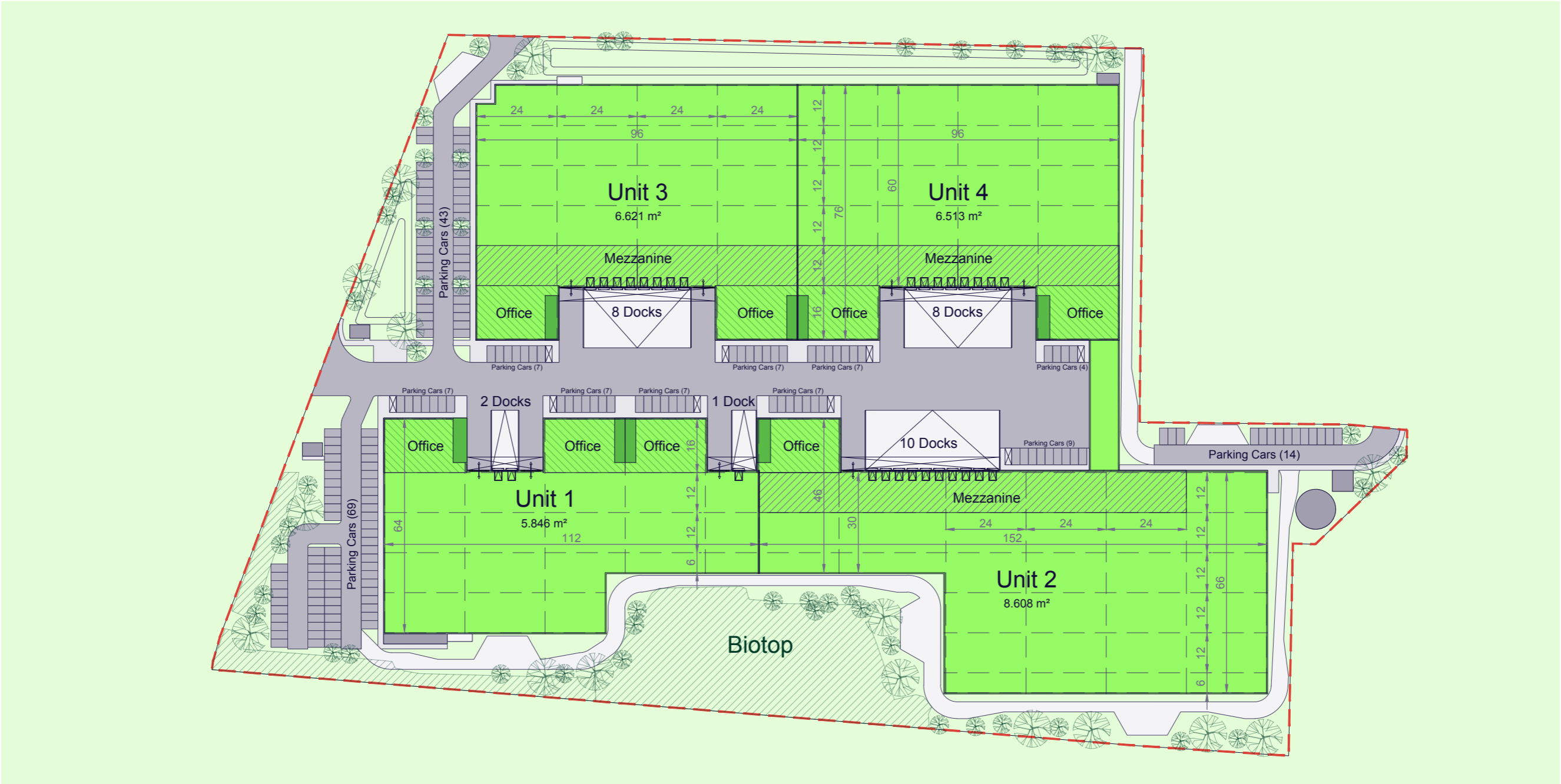
Goodman Hamburg West Light Industrial Park Flexible commercial property with many advantages

- + Warehouse space: approx. 27,300 sqm in units from 1,300-14,000 sqm
- + Mezzanin: as needed
- + Office space: as needed
- + Parking spaces: 173
- + Clear height: 10 m
- + Steel fiber concrete floor with 5.0 t/sqm surface load
- + Single load: 7t
- + Fiber connection possible
- + Forklift charging stations according to tenant requirements.



Site plan

	Total
Warehouse (sqm)	26,340
Mezzanine	2,962
Office (sqm)	3,330
Dock doors	ca. 1 per 1k sqm
Ground level doors	1 per Unit



Why Goodman?

We create future-proof logistics space to allow our customers to reach their greatest ambitions, by developing sustainable real estate that minimises impact or positively impacts communities and our planet. Making space for greatness.

We have a team of talented people creating value for our stakeholders:

- + Passionate and highly skilled people
- + We deliver and make things happen
- + Collaborative and inclusive approach
- + Forward thinking and focus on quality
- + Purpose driven with shared values.

Contact us



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Goodman's specialist global industrial property expertise, integrated own+develop+manage customer service offering and significant investment management platform, delivers essential infrastructure for the digital economy. Goodman helps create sustainable and innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long-term returns for investors. For more information visit: www.goodman.com

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