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Brochure: Industrial Property | Döbeln, Alexanderstr. 6

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Location / District

- City: Döbeln (a large town seat in the middle of Saxony with approximately 24,000 residents)
- Municipality: Großbauchlitz
- Growing location: Ranked 2nd in the national ranking of medium-sized cities (KOMMUNAL & Contor-Regio – 2019)

Surroundings (mixed-use area)

- Quiet, stable residential area with strong demand and moderate but rising property prices
- Small businesses in the immediate vicinity (telecommunications companies, freight forwarders)

Infrastructure

- Central location in a triangle position between Dresden–Leipzig–Chemnitz
- Excellent transportation connections:
 - Motorways
 - A14 (Dresden – Magdeburg) with the Döbeln-Ost and Döbeln-Nord interchanges directly adjacent to the city
 - A4 (Görlitz – Erfurt) is accessible via the B169 in just 22 km to Döbeln
 - Federal motorways
 - B169 and B175 run through the urban area
 - Supplemented by state roads S32 and S34
 - Rail transport
 - Directly connected to the rail lines: Chemnitz – Riesa – Elsterwerda & Leipzig – Grimma – Döbeln
 - Airports
 - Dresden (DRS): approx. 40 minutes
 - Leipzig/Halle (LEJ): approx. 50 minutes
 - Berlin Brandenburg (BER): approx. 2.5 hours



Gross floor areas

- | | |
|--|--|
| (1) Assembly hall, including office and staff facilities, approx. 1,060 m ² | (4) Garages, approx. 140 m ² |
| (2) Sales building incl. workshops, office and staff facilities approx. 925 m ² | (5) Assembly hall incl. office and staff facilities approx. 870 m ² |
| (3) Parking lot approx. 3,000 m ² | (6) Administration and production building approx. 4,588 m ² |



- (1) Assembly hall
- (2) Sales building
- (3) Parking lot

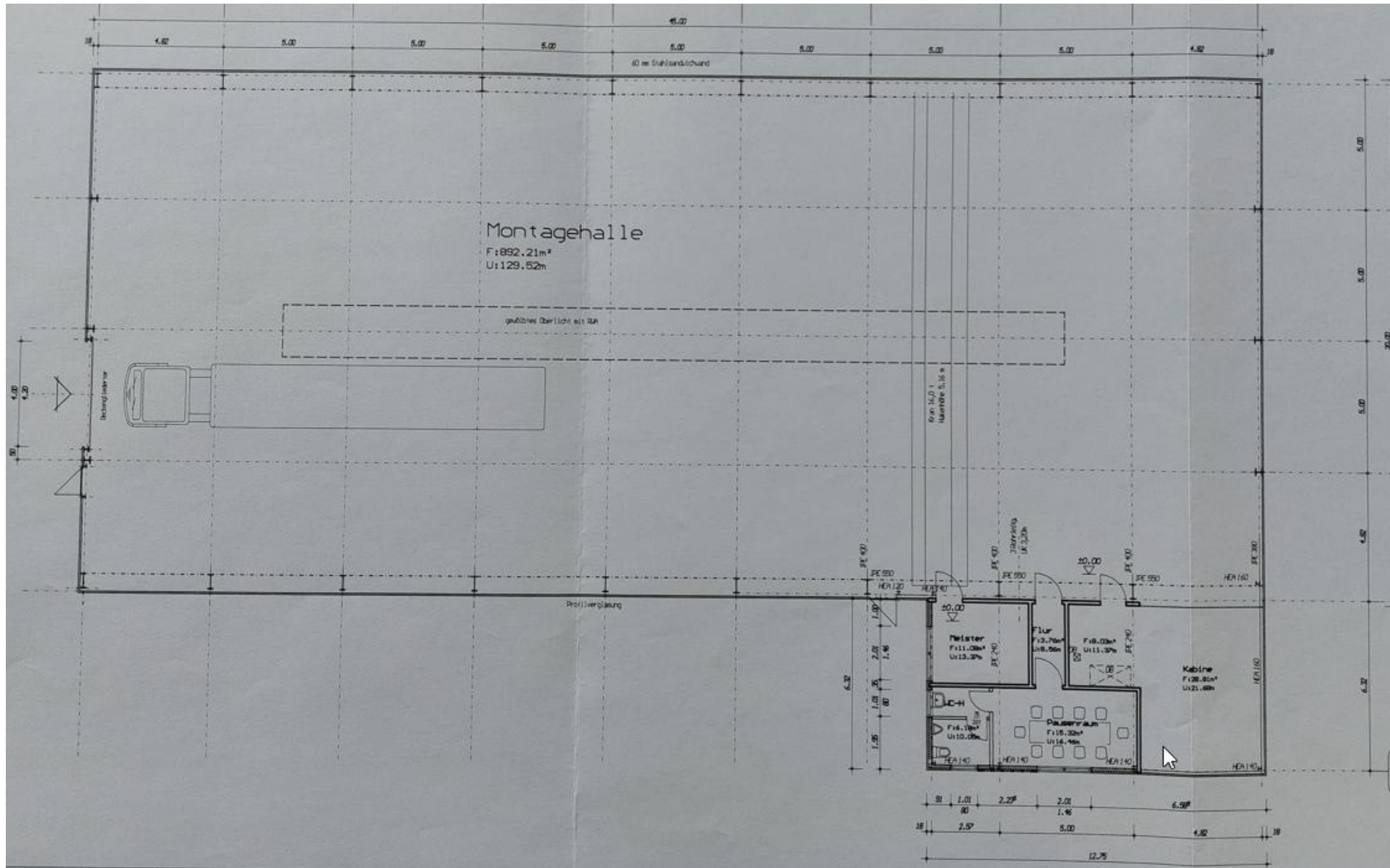
Land area: approx. 10,790 m²



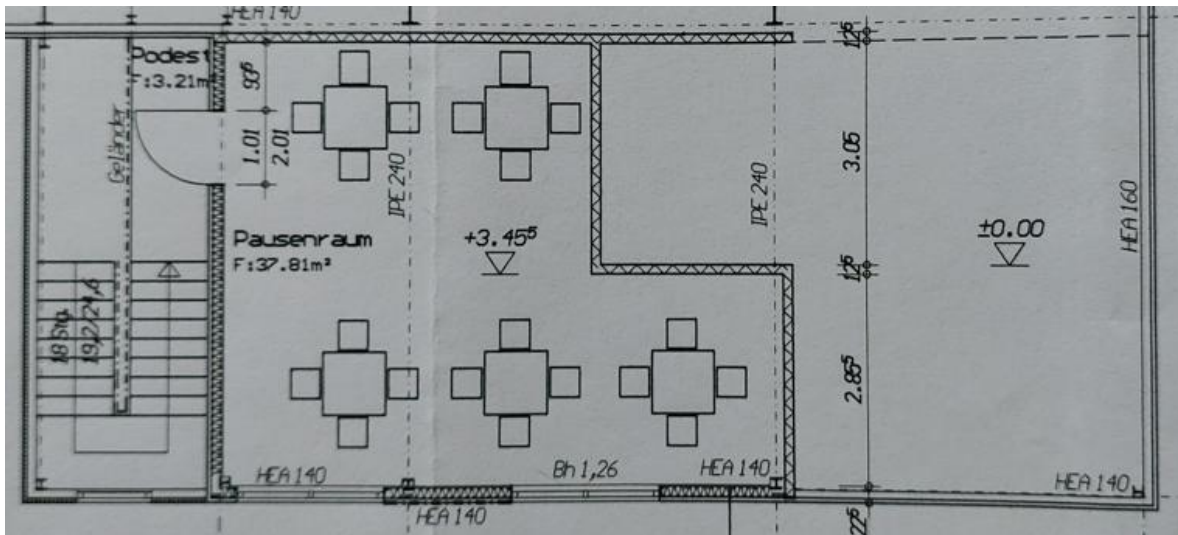
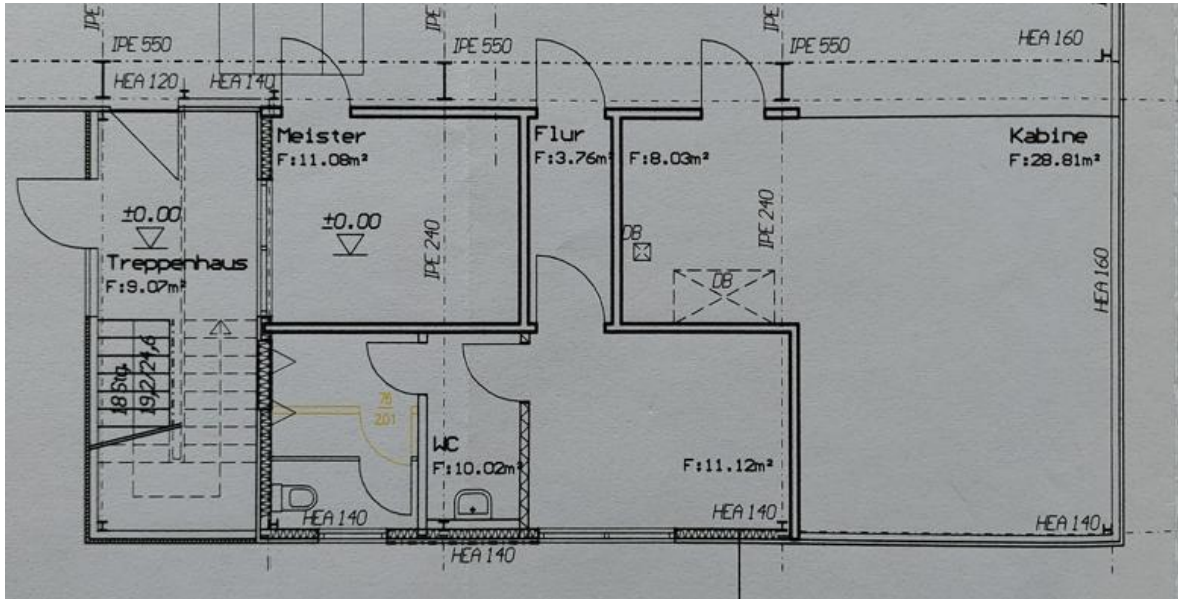


- Built: 2003
- Single-story production hall (45.00 x 20.00 m)
- Height: 7.40 m (eave side) – 8.43 m (ridge)
- Truss spacing: 5 m
- Floor area and usable area: approx. 980 m²
- Gate 4.70 m wide x 4.20 m high
- 2 overhead cranes (double-girder traveling crane)
 - 8 t load capacity; hook height max. 4.25 m
 - 16 t load capacity; hook height max. 4.70 m
- Photovoltaic system (rated output 29.92 kWp)
 - Feed-in (feed-in tariff); no self-consumption
 - Year of construction: 2007
- Heating
 - Connected to the administration and production buildings, parcel 50/1
- Compressed air supply
 - Kaeser Airtower 19; max. 16 bar

Parcel 29/4: Assembly Hall



Lot 29/4: Assembly Hall – Office and Break Room Addition



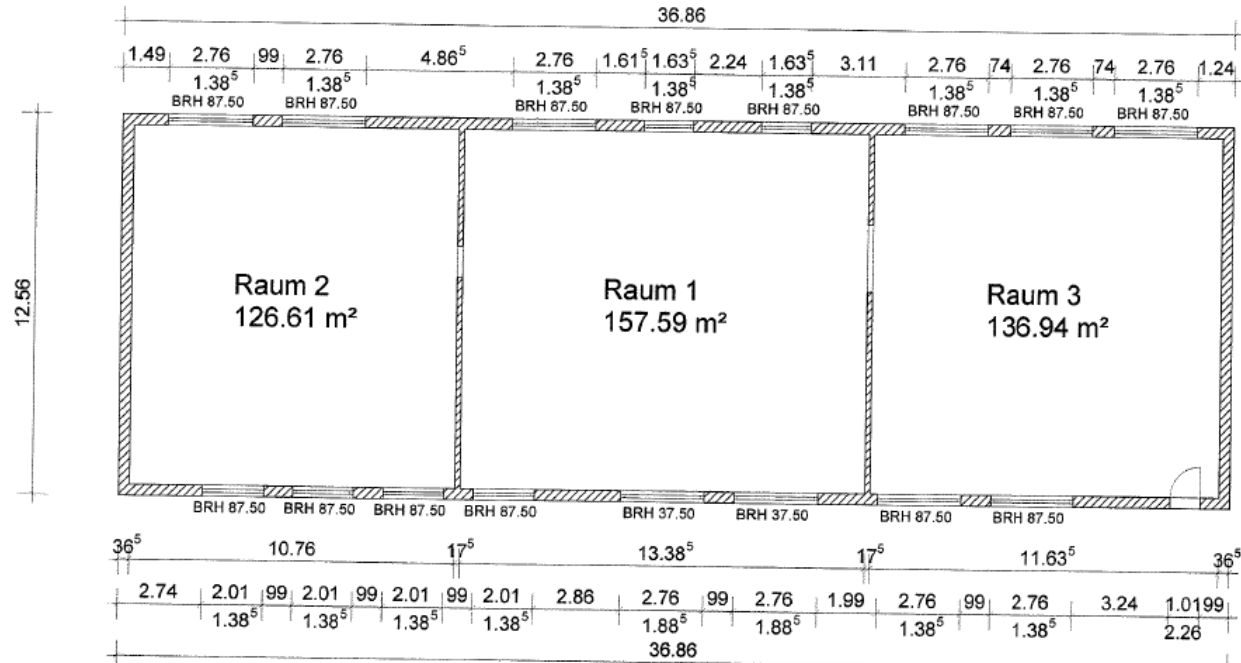
- Year of construction: 2011
- 2-story extension (6.32 x 12.75 m)
- Height: 7.40 m
- Ground floor:
 - Office
 - Restrooms
 - Staff facilities
 - Painting cabin (10 m x 6.50 m x 7 m)
- Upper floor:
 - Staff facilities



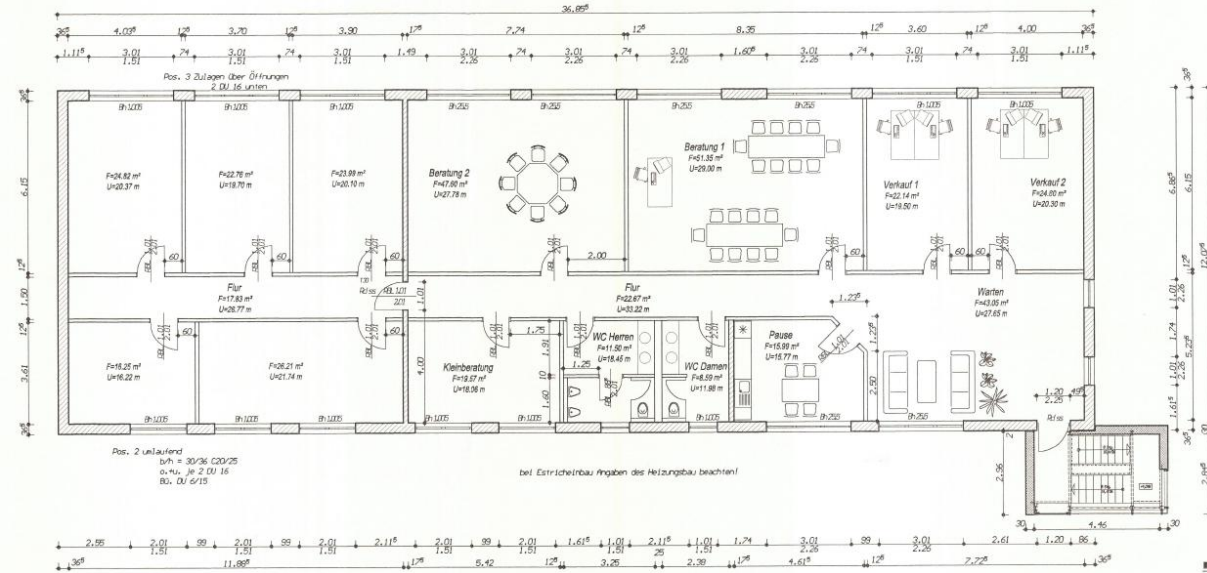
- Addition of a second story to an existing hall in 2008
- 2 stories (37.00 x 12.00 m)
- Height: 9 m (eave side)
- Access via a separate staircase
- Includes existing office furniture
- Ground floor use:
 - Workshop, metalworking
 - Demonstration room, training workshop
- Use of upper floor:
 - Consultation and office spaces
 - Restrooms and staff facilities
- 3 Gates, each 2.97 m wide x 3.57 m high
- Cranes (ground floor)
 - Column-mounted slewing crane with 1-ton capacity; Hook height max. 3.35 m; reach 5 m
 - Overhead crane with 3.2 t lifting capacity; Hook height max. 3.30 m
- Heating
 - Connected to the administration and production buildings, parcel 50/1
- Compressed air supply
 - Kaeser Airtower 6; max. 8 bar

Parcel 29/4: Sales building

Ground floor



First floor



Parcel 45/15, 50/1, 51



- (4) Garages
- (5) Assembly hall
- (6) Administration and production building

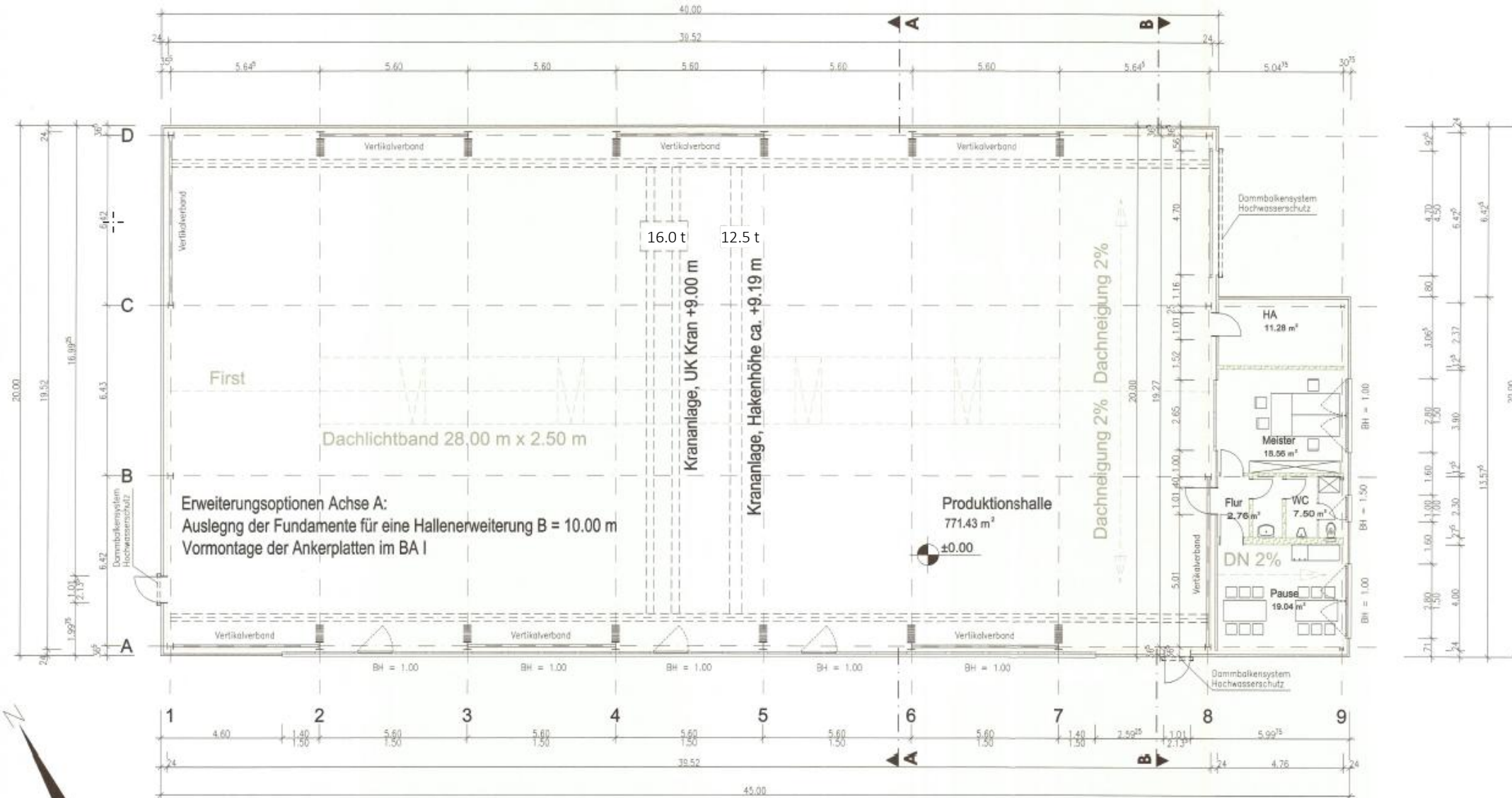
Land area: approx. 24,043 m²



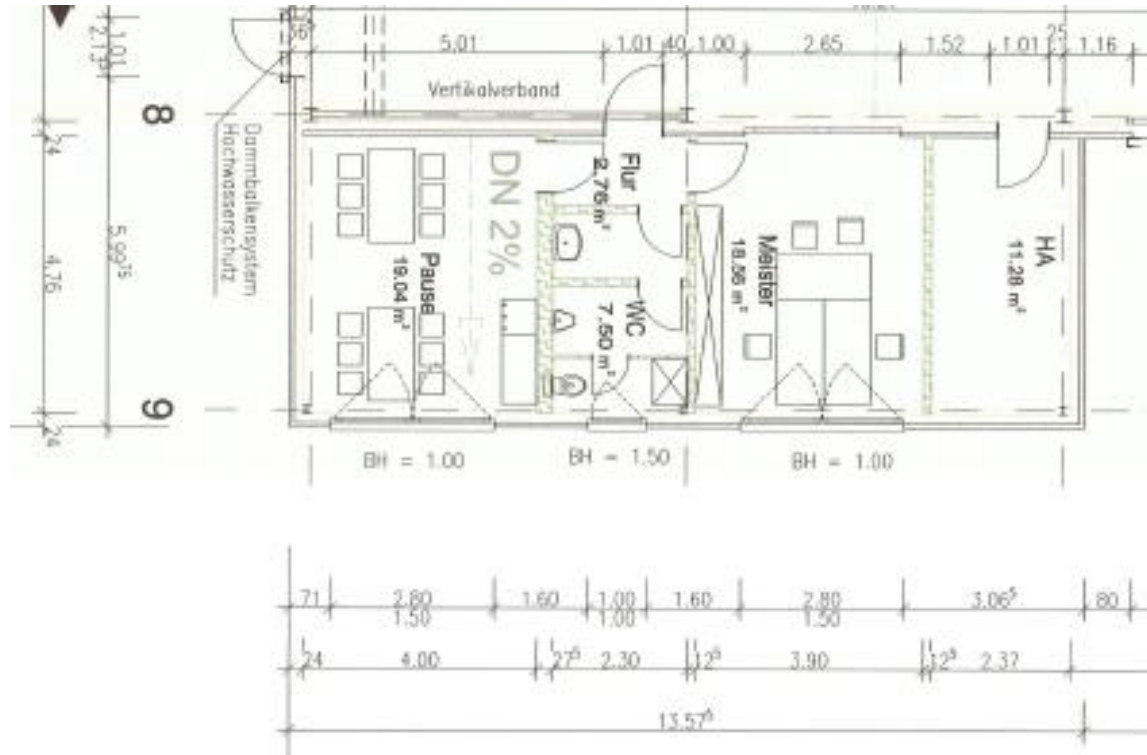


- Built in 2009
- Single-story production hall (45.00 x 20.00 m)
- Height: 12.58 m
- Truss spacing: 5.60 m
- Floor area and usable area: approx. 868 m²
- Gate 4.70 m wide x 4.50 m high
- 2 overhead cranes (double-girder traveling crane)
 - 12.5 t lifting capacity; hook height max. 9.00 m
 - 16 t load capacity; hook height max. 9.60 m
 - Can be coupled with a crossbeam (25 t)
- Photovoltaic system (rated output 32.4 kWp)
 - Feed-in (feed-in tariff); no self-consumption
 - Year of construction: 2009
- Heating
 - Separate gas heating
- Compressed air supply
 - Kaeser SM 15 T; max. 11 bar

Parcel 45/15, 50/1, 51: Assembly Hall



Parcel 45/15, 50/1, 51: Assembly Hall – Offices and Staff Facilities



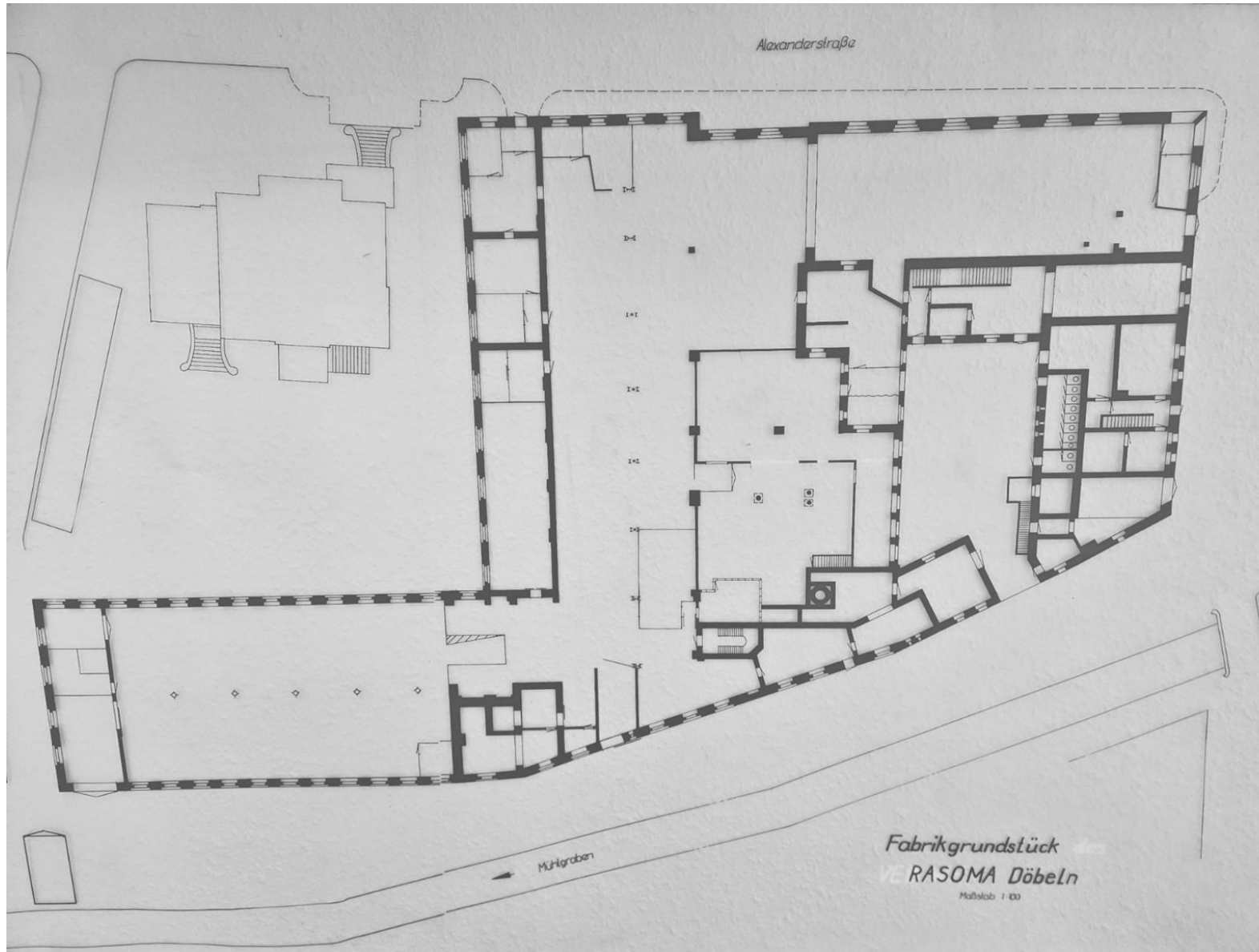
- Built in 2009
- Single-story addition (13 x 5 x 3.5 m)
- Clear room height: 2.60 m
- Includes existing office furniture

Parcel 45/15, 50/1, 51: Administrative and production buildings



- Multi-story administrative and production building, including existing office furniture
- Floor area and usable area: approx. 4,588 m²
- Phone connection: min. 100 Mbps (expandable)
- IT data connection: min. 100 Mbps (expandable) (DSL available on-site, structured cabling in all buildings, including parcel 29/4)
- Heating
 - Gas heating
 - Installed in 2017
 - Supply to parcel 29/4
- Compressed air supply
 - Kaeser SM 12 T; max. 0.8 bar

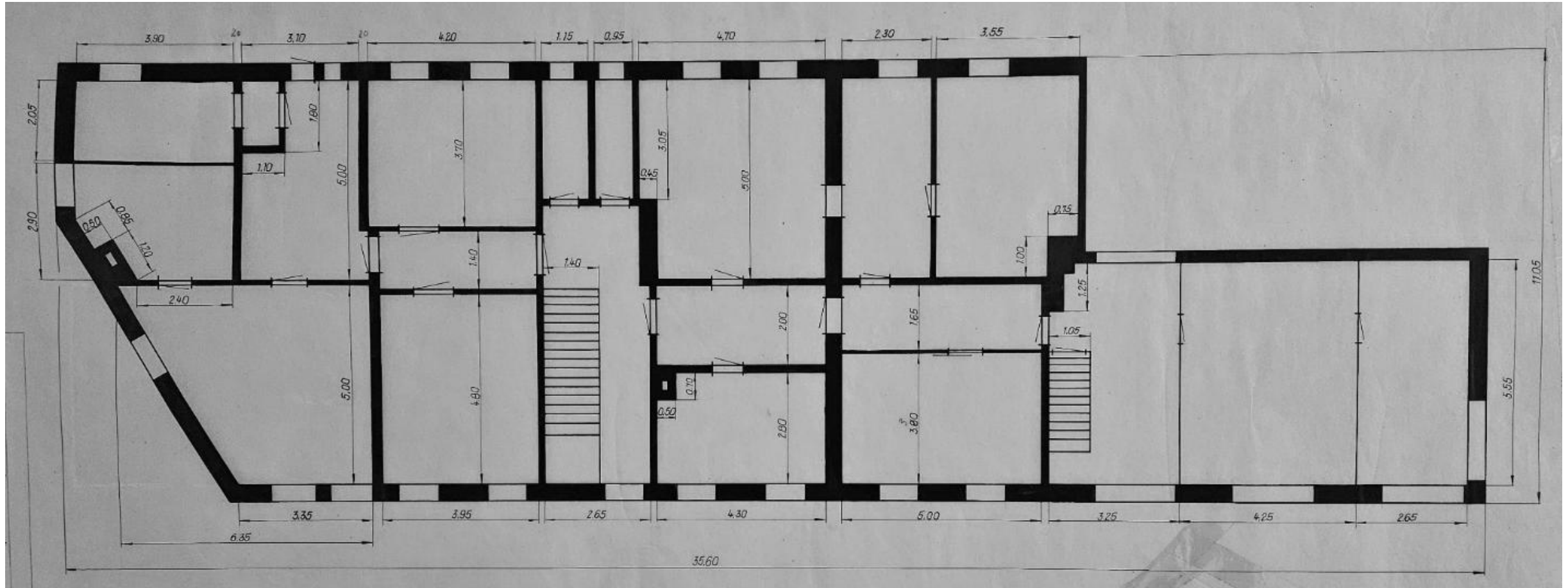
Parcel 45/15, 50/1, 51: Administrative and production building, ground floor



- Total production area approx. 2,934 m²
- Gate to Street-side: 2.25 m wide x 2.48 m high
- Gate to Courtyard-side: 3.84 m wide x 3.00 m high
- Various overhead cranes
 - Wall-, column-mounted, and overhead cranes from 0.25 t to 3.2 t

Parcel 45/15, 50/1, 51: Administrative and production building; 1st floor: Administration

— Total area approx. 412 m²



Parcel 45/15, 50/1, 51: Administrative and production building; 2nd floor: Administration



- Total area approx. 658 m²
- Warehouse (without layout) approx. 292 m²