



# HILLWOOD BÜNDE

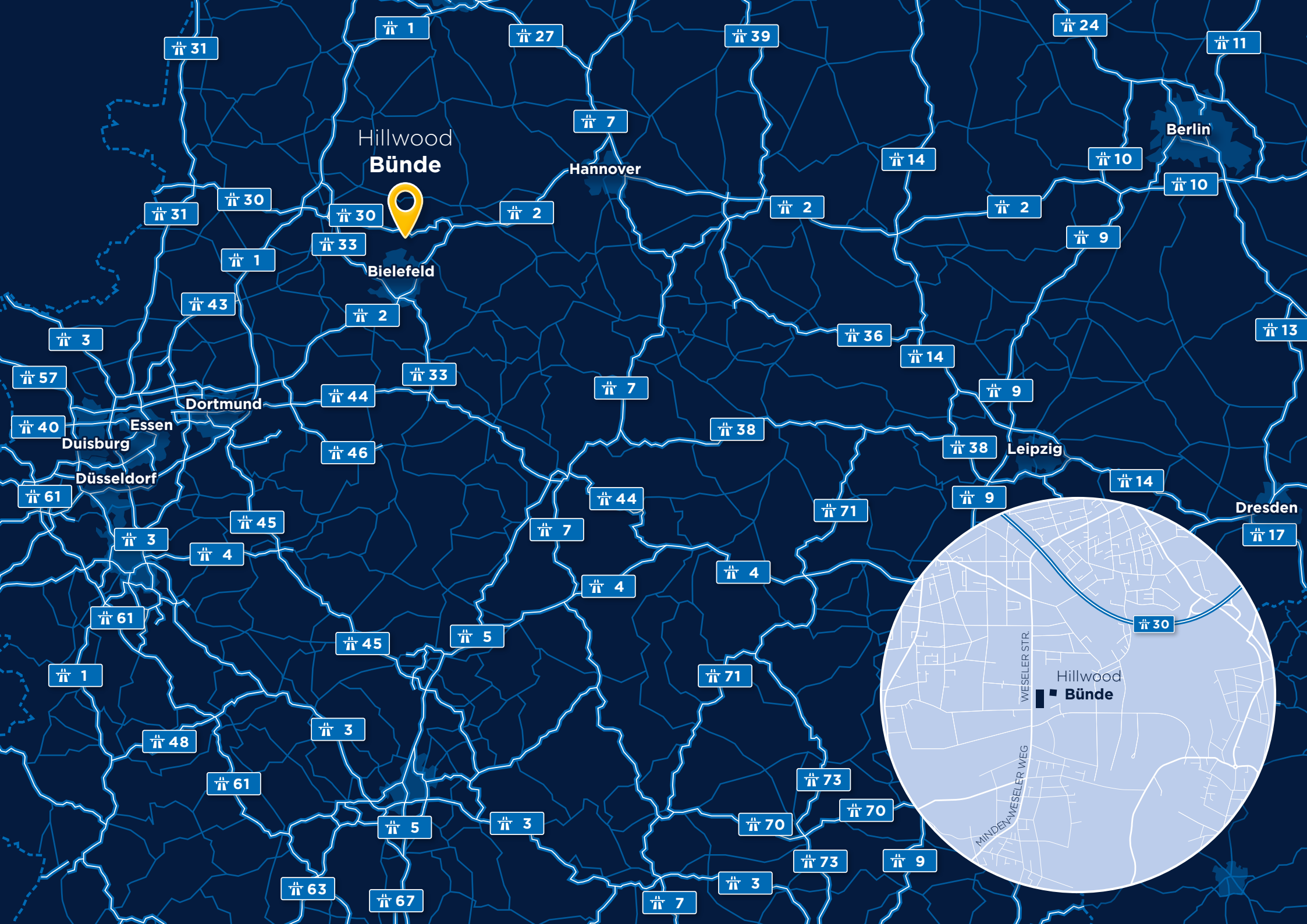
## OBJEKT-DATEN / KEY FACTS:

|                                                                                    |                                               |                                        |
|------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------|
|  | Lage<br>Location:                             | <b>Weseler Straße,<br/>32257 Bünde</b> |
|  | Hallenfläche<br>Warehouse space:              | <b>21 427 m²</b>                       |
|  | Hallen<br>Warehouses:                         | <b>3</b>                               |
|  | Hauptverkehrsanbindung<br>Main thoroughfares: | <b>Autobahn/highway A30</b>            |

## ENTFERNUNG / DISTANCE:

|                                                                                     |                                                                    |              |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------|
|  | Bushaltestelle Bustedt<br>Bus stop Bustedt:                        | <b>200 m</b> |
|  | A30 Autobahn AS Hiddenhausen<br>A30 highway Hiddenhausen junction: | <b>3 km</b>  |
|  | Stadtzentrum Bünde<br>Bunde city center:                           | <b>3 km</b>  |
|  | Flughafen Münster/Osnabrück<br>Airport Munster/Osnabrück:          | <b>77 km</b> |

|                  |                                                                                                                                                                             |        |                                                                                                                                                                             |               |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Herford</b>   |                                                                                        | 12 km  |                                                                                        | <b>0:15 h</b> |
| <b>Bielefeld</b> |                                                                                        | 22 km  |                                                                                        | <b>0:25 h</b> |
| <b>Osnabrück</b> |                                                                                        | 48 km  |                                                                                        | <b>0:40 h</b> |
| <b>Hannover</b>  |   | 100 km |   | <b>1:00 h</b> |
| <b>Dortmund</b>  |   | 136 km |   | <b>1:30h</b>  |



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Bielefeld

Hannover

Berlin

Dortmund

Essen

Duisburg

Düsseldorf

Leipzig

Dresden

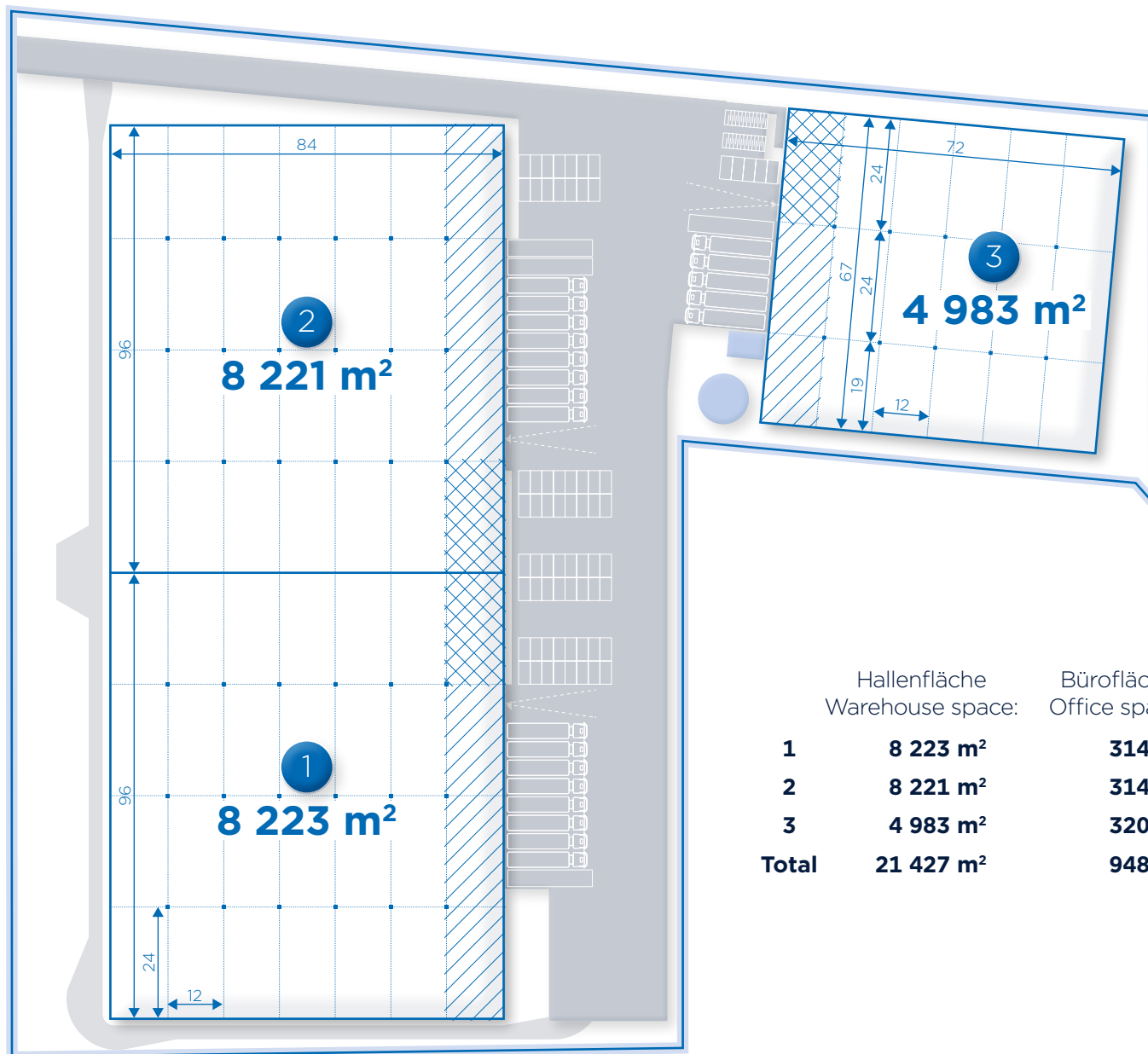
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WESLER STR.

MINDEN-WESELER WEG

# LAGEPLAN

## / SITE PLAN



|              | Hallenfläche<br>Warehouse space: | Bürofläche<br>Office space: | Mezzaninfläche<br>Mezzanine space: | Verfügbare Mietflächen Gesamt<br>Total available rental space: |
|--------------|----------------------------------|-----------------------------|------------------------------------|----------------------------------------------------------------|
| 1            | 8 223 m <sup>2</sup>             | 314 m <sup>2</sup>          | 929 m <sup>2</sup>                 | 9 466 m <sup>2</sup>                                           |
| 2            | 8 221 m <sup>2</sup>             | 314 m <sup>2</sup>          | 929 m <sup>2</sup>                 | 9 464 m <sup>2</sup>                                           |
| 3            | 4 983 m <sup>2</sup>             | 320 m <sup>2</sup>          | 557 m <sup>2</sup>                 | 5 860 m <sup>2</sup>                                           |
| <b>Total</b> | <b>21 427 m<sup>2</sup></b>      | <b>948 m<sup>2</sup></b>    | <b>2 415 m<sup>2</sup></b>         | <b>24 790 m<sup>2</sup></b>                                    |

# SPEZIFIKATION / SPECIFICATION:

|                                                                                     |                                        |                          |
|-------------------------------------------------------------------------------------|----------------------------------------|--------------------------|
|    | Lichte Höhe<br>Clear height:           | <b>12 m</b>              |
|    | Stützenraster<br>Column grid:          | <b>12 x 24 m</b>         |
|    | Bodenbelastbarkeit<br>Floor loading:   | <b>5 t/m²</b>            |
|    | RWAs<br>Skylights:                     | <b>bis zu / up to 2%</b> |
|    | PKW-Stellplätze<br>Automobile Parking: | <b>67</b>                |
|    | LKW-Stellplätze<br>Trailer Parking:    | <b>4</b>                 |
|  | LKW-Ladehof<br>Truck Court:            | <b>35 m</b>              |

|                                                                                       |                                                                        |                                                                                               |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|    | Dachaufbau<br>Roof Construction:                                       | <b>Trapezblech, Isolierung , PVC-Abdichtung<br/>Trapezoid sheet, Insulation, PVC-Membrane</b> |
|    | Fertigstellung<br>Completion:                                          | <b>Q4 2027</b>                                                                                |
|    | Überladebrücken<br>Dock High Doors:                                    | <b>18</b>                                                                                     |
|    | Überladebrücken Jumbo<br>Dock High Doors Jumbo:                        | <b>3</b>                                                                                      |
|    | Ebenerdige Tore<br>Drive-In Doors:                                     | <b>3</b>                                                                                      |
|    | LED Beleuchtung<br>LED Lighting                                        |                                                                                               |
|   | ESFR Sprinkleranlage<br>ESFR sprinkler installation                    |                                                                                               |
|  | WGK3-fähig<br>Water hazardous foil 3                                   |                                                                                               |
|  | DGNB-Gold Zertifizierung angestrebt<br>DGNB-Gold certification planned |                                                                                               |

## WEITERE INFORMATIONEN / ADDITIONAL INFORMATION:



WWW  
Website



Lage  
Location



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**Kontakt / Contact:**

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