



**Prime Logistics & Distribution Center Investment in Frankfurt (Oder), DHL-rented,
10% yield, for sale**

Price	€ 2'750'000
Country	Germany
City	Frankfurt/Oder
Category	Logistic center, for sale
Property ID	B-2026-CEL-FO
Building area, m ²	2800
Land area, m ²	25000
Construction year	1972
Yield	10.0 %

Property Info

- Property in operation
- Large parking

Executive Summary & Property Overview

- Discover a prime commercial real estate investment opportunity featuring a major logistics, mail, and parcel distribution center fully leased to Deutsche Post AG (DHL).

- Serving as a critical regional hub and primary turnover point for mail and package distribution in eastern Germany, this property ensures long-term tenant stability.
- The property sits on a spacious plot measuring 25000 square meters, comprising a building footprint with 2,800 square meters of usable floor space and 111 dedicated parking/logistics vehicle spaces.

Key Financial & Lease Highlights

- **Purchase Price:** 2,750,000 EUR
- **Annual Net Rental Income:** 274,760 EUR
- **Lease Status & Extension:** Fully leased to DHL with an extended lease term already secured through 2030 (extending past previous terms).
- **Tenant Profile:** Highly secure institutional-grade tenant structure anchored by Deutsche Post AG / DHL (renting already for 15 years and prolonging rentals every 3 years).
- **Yield: 9,99%**
- **Asset Classification:** A stable, high-yield logistics investment in a growing regional economic corridor.

Property Specifications & Construction

- **Building Type:** Freestanding single-story solid construction / reinforced concrete skeleton structure with a flat roof.
- **Construction Year:** 1972 (maintained in good overall condition with standard thermal insulation glazing, oil central heating, and robust concrete ceilings/stairs).
- **Site Features:** Unbasemented layout with plastered façade, specialized loading docks, and extensive outdoor maneuvering areas for parcel delivery fleets.

Location & Strategic Logistics Advantages

- **Macro Location:** Centrally situated in Frankfurt (Oder), an important science, research, and regional growth core in eastern Brandenburg near the Polish border.
- **Connectivity:** Strategically located with excellent transport infrastructure—just 1.5 km to the main railway station, 1.8 km to the city center, and quick access to the BAB 12 motorway (Berlin-Warsaw corridor).
- **Regional Hub:** Approximately 55-60 km from Berlin, offering seamless connectivity via a regional rail line running on a half-hourly schedule (approx. 1-hour travel time).
- **Micro Location:** Surrounded by mixed residential and commercial properties, featuring very good public transport access and localized infrastructure.

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