



Prime Logistics & Self-Storage Center Investment in Hagen, 13% yield, for sale

Price	€ 12'750'000
Country	Germany
City	Hagen
Category	Logistic centre
Property ID	B-2026-HA
Building area, m ²	34100
Land area, m ²	21200
Construction year	1953
Last renovation	1983
Yield	13.2 %

Property Info

- Property in operation
- Leased

Executive Summary & Property Overview

- Discover an exceptional commercial real estate asset featuring a combined logistics center and self-storage facility located in Hagen.
- Built between 1953 and 1983, the expansive multi-tenant complex sits on a 21,200-square-meter plot.
- The property offers a total building area of approximately 34,100 square meters, comprising 9,100

square meters of high-quality office space and 25,000 square meters of warehouse space.

Key Financial & Lease Highlights

- **Purchase Price:** 12,750,000 EUR
- **Rental Income:** Starting from May 2025, annual net rental income reaches 1,683,000 EUR.
- **Tenant Structure:** Anchored by established corporate and institutional tenants, including Stiller Logistic, the Federal Employment Agency (*Bundesagentur für Arbeit*), and the Media Group.
- **Asset Classification:** A high-yield logistics and self-storage investment offering diversified cash flows in a strategic industrial corridor.

The annual rental yield for this property is **13.20%**

Property Specifications & Building Layout

- **Construction & Composition:** A multi-building complex consisting of interconnected office, administrative, and warehouse spaces in good to very good overall structural condition.
- **Amenities & Features:** Integrates specialized commercial areas, a company canteen, showrooms, caretaker housing, archive rooms, server rooms, technical zones, and passenger/freight elevators.
- **Energy Performance:** Features an energy consumption certificate with a thermal heating energy requirement of 67 kWh, powered by natural gas (H) and electricity.

Location & Strategic Transport Advantages

- **Macro Location:** Situated in Hagen, a city of approximately 197,000 residents known as the "Gateway to the Sauerland" in the southeastern part of the Ruhr region.
- **Economic Hub:** Characterized by a robust mix of small-to-medium metalworking industries and service sectors.

Logistical Connectivity: Highly optimal access for individual and commercial motor transport via major highway junctions (A1, A45, and A46), complemented by an extensive local and long-distance rail network centered around Hagen Central Station.

**Logistic centre
Germany, Hagen**



Logistic centre Germany, Hagen

