

LÖHNE



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DE

ERSTKLASSIGE LOGISTIKADRESSE IM WIRTSCHAFTSSTARKEN RAUM OSTWESTFALEN-LIPPE

Die CTP-Immobilie in Löhne liegt im Gewerbegebiet Löhne-Falscheide. Durch die direkte Anbindung an die Bundesstraße B239 sowie die Autobahnen A2 und A30 ist der Standort für Mieter besonders attraktiv. Dank der zentralen Lage im Städtedreieck Bielefeld – Osnabrück – Hannover bietet er ideale Voraussetzungen für Logistikströme zwischen Nordrhein-Westfalen und Niedersachsen. Zudem steht in der Region ein breites Fachkräftepotenzial zur Verfügung. Ostwestfalen-Lippe zählt zu den führenden Wirtschaftsregionen Deutschlands und ist Heimat namhafter Unternehmen wie Bertelsmann, Miele, Dr. Oetker, Schüco, Claas und Phoenix Contact.

KEY FACTS



GRUNDSTÜCK: **ca. 65.000 m²**

MIETFLÄCHE: **ca. 35.250 m²**

VERFÜGBAR: **SOFORT**

 **A30**
5 MIN

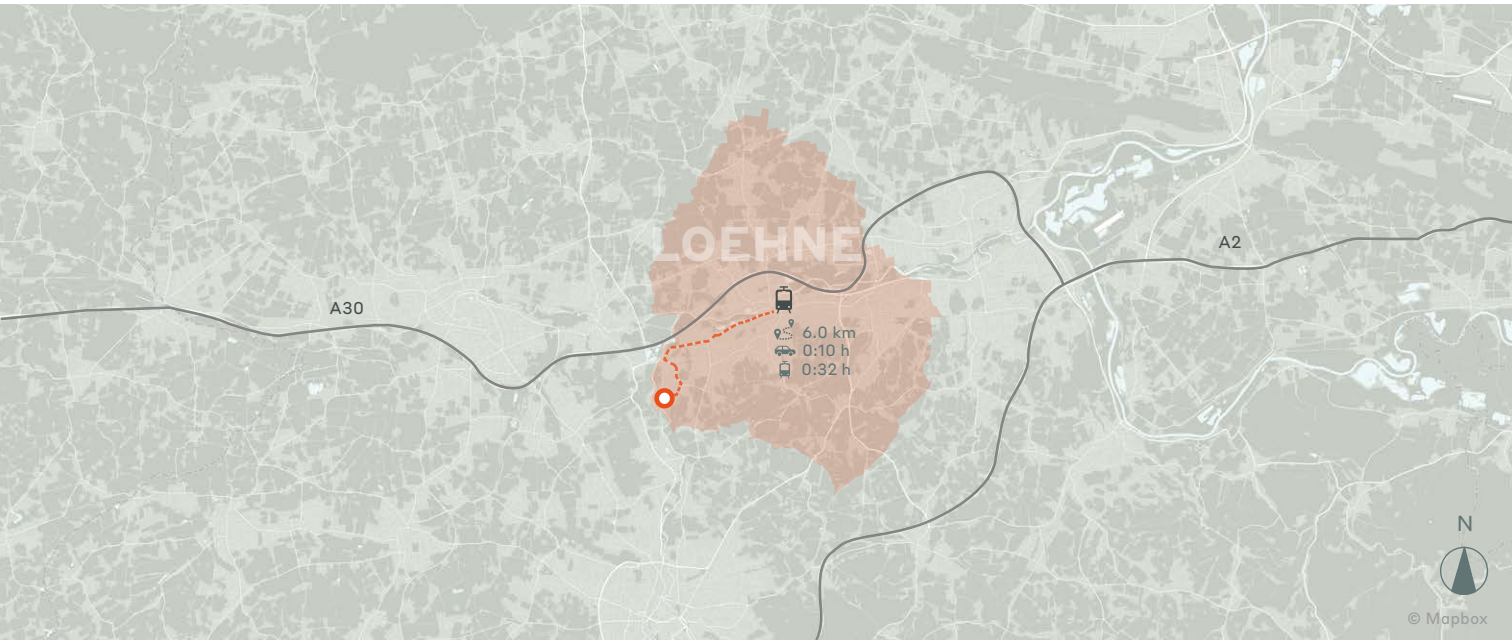
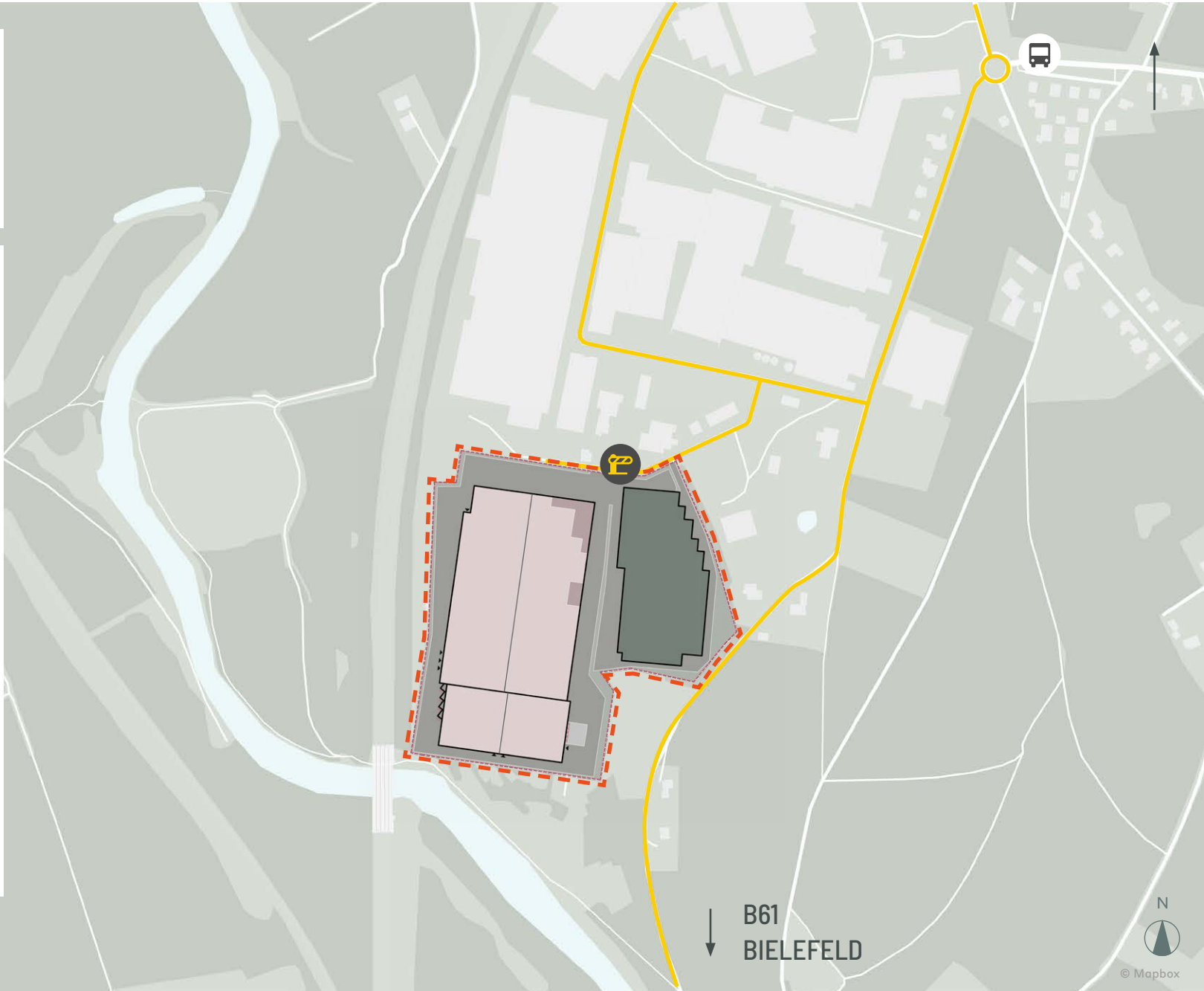
 **LÖHNE**
5 KM

 **HANNOVER**
95 KM

 **BAHNHALTESTELLE FUSSLÄUFIG IN**
2 MIN ERREICHBAR

GROSSSTÄDTE

Bielefeld	20 km	40 min
Osnabrück	50 km	45 min
Hannover	95 km	1 hr 15 min
Münster	100 km	1 hr 30 min
Berlin	260 km	3 hr 50 min



B

BESTAND

LOGISTIK | LAGER | PRODUKTION



Baujahr:

1970

Verfügbar ab:

sofort

Hallenfläche:

ca. 26.000 m²

UKB:

6,20 m

Bodenbelastung:

5 t/m²

Sprinkleranlage nach VdS Standard

Gleisanschluss direkt am Objekt

Rd. 8.000 m² Neubaufächen, direkt angrenzend, teilbar in 2 Einheiten á ca. 4.000 m², ab sofort verfügbar

B

UNIT01 26.000 m²

Rampen:

41

Ebenerdige Tore:

5

Teilung:

2 Einheiten á ca. 13.000 m²

B

BÜRO 1.250 m²

EG:

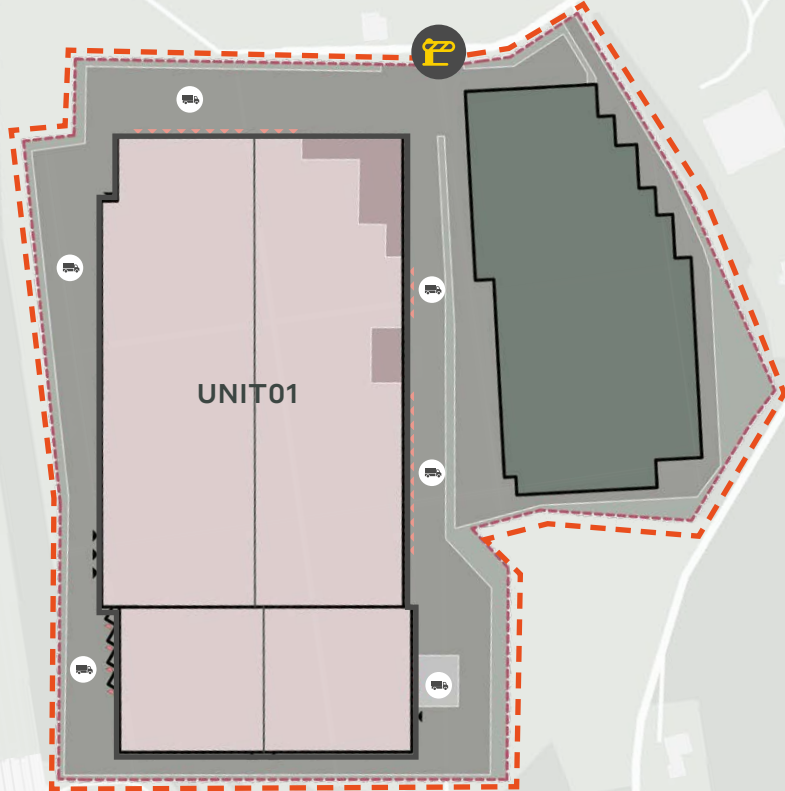
700 m²

1. OG:

520 m²

LAGE

- Autobahn A30 nur 5 Min. entfernt, direkte Anbindung an die A2 in wenigen Kilometern
- Zentrale Lage im Städtedreieck Bielefeld – Osnabrück – Hannover, optimale Anbindung für Logistikströme zwischen NRW und Niedersachsen
- Gleisanschluss vorhanden, ideale Ergänzung für vielfältige Logistiklösungen
- Etabliertes Gewerbegebiet Löhne-Falscheide mit logistischer Infrastruktur



N

NEUBAU

LAGER | LOGISTIK | PRODUKTION



Baujahr:

2025

Verfügbar ab:

sofort

Hallenfläche:

ca. 8.000 m²

UKB:

10,50 m

Boden:

WGK 3

Bodenbelastung:

5 t/m2

PV-Anlage

LED-Beleuchtung

Sprinkleranlage nach VdS Standard

E-Ladestationen für PKW

Wärmepumpen

Gleisanschluss direkt am Objekt

Büroeinbauten nach Bedarf flexibel realisierbar

N

UNIT02

4.000 m²

Rampen:

4

Ebenerdige Tore:

1

N

UNIT03

4.000 m²

Rampen:

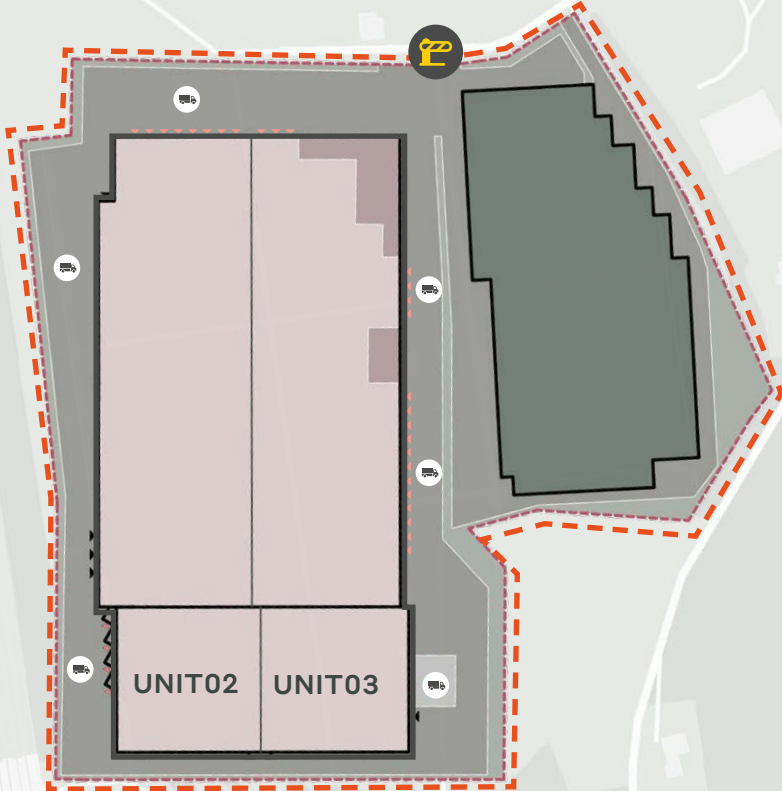
4

Ebenerdige Tore:

2

LAGE

- Autobahn A30 nur 5 Min. entfernt, direkte Anbindung an die A2 in wenigen Kilometern
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Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.



LANDSCAPING

CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

PUBLIC TRANSPORT & ACCESS

Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

FENCE, GATES & PAVEMENT

Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

SIGNAGE & BRANDING

All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

FACADE

Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

HYDRAULIC DOCK LEVELLERS

Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

ROOF

Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

OUTSIDE AREAS

Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

SUSTAINABILITY

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.

All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



SPRINKLERS & FIRE SAFETY

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

LIGHTING

Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

HALLS

Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A Mezzanin above the docks boasts a load-bearing capacity of 500 kilograms per square metre.industrial concrete.

FLOORS

Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

OFFICES

Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

HVAC SYSTEMS

All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

Das größte Parknetzwerk in Mittel- und Osteuropa

Q2-2025

Das CTPark-Netzwerk ist das größte Sytem von Gewerbeparks in Mittel- und Osteuropa. Mit einer Mietfläche (GLA) über 13.5 mio. m², über 200 Standorten und einer Landbank für Expansionsmöglichkeiten von 26.1 mio. m², unterstützt das CTPark-Netzwerk beim Wachstum der Kunden in dieser Region.

#1

MITTEL- UND OSTEUROPA

13.5

MIO. m² GLA

26.1

MIO. m² LANDBANK

10

LÄNDER

2.0

GLA IM BAU MIO. m²

93%

VERMIETET

250+

STANDORTE

~1,500

KUNDEN

~900

MITARBEITER

KEY

- CTParks >100,000 sqm GLA
- CTP locations <100,000 sqm GLA
- Planned

MARKETS

- Core markets
- Growth markets
- Western European markets

