

MLP

Business Park Vienna



Modern Business Park with
warehouse-
service- and office- spaces to lease



MLP Business
Park Vienna
Breitenleer Straße
100,
1220 Vienna, Austria



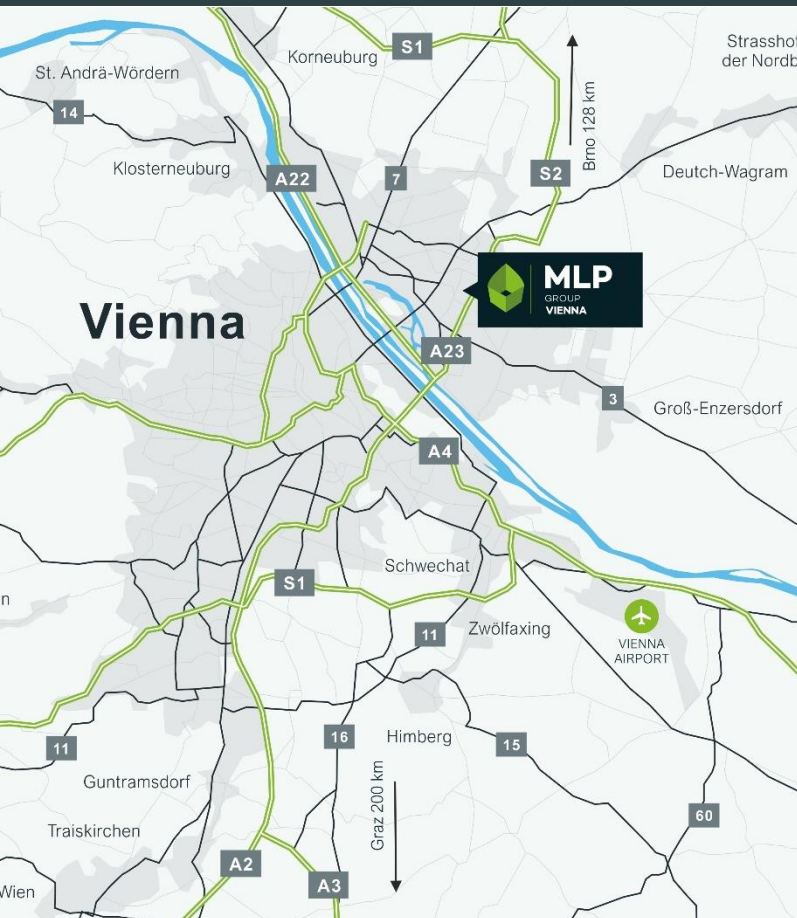
Type of operations: Assembling, City Logistics, Light Industrial, E-commerce
Plot size: 10 ha
Total leasable area: 55,000 sqm
Location: 13 km to Vienna City Centre



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MLP Business Park Vienna

The MLP Business Park Vienna is located not far from Vienna's city center. The state-of-the-art business park will sit on a plot of land of approx. 10 ha and will offer a total of approx. 55,000 sqm of warehouse and office space distributed over 4 buildings. Vienna is Austria's most populous city, with about 2 million inhabitants (2.6 million within the metropolitan area, nearly one third of the country's population), and its cultural, economic, and political centre. It is the 5th-largest city by population within city limits in the European.



Technical specification:

- Sustainable building concept and materials
- Sustainability Certificate according to DGNB
- Landscaped and planted green areas
- Flexible use of premises as warehouse/ assembling/ service
- Clear height underneath beams 10,5 m
- Column grid 12 x 22,5 or 12 x 24
- Floor load 50 kN/sqm
- 1 loading dock per 800 sqm warehouse
- ESFR Sprinkler system, FM Global Standard
- Automatic fire detection system
- LED lighting
- District heating in all areas
- EV charging stations
- Modern high quality office and social areas
- Individual fit-out concepts possible
- PV installation of min. 2,5 MWp

Distances:

- Highway S2 - 350 m
- Train Station Erzherzog Karl Strasse - 4 km
- Vienna City Centre - 13 km
- Airport Wien-Schwechat - 23 km

Public transport services:

- Metro U1 Kagraner Platz - 1,8 km
- Bus Stop at the site (24A)

Contact:

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