



EMPFANG



STONEWEG

Bahnhofstrasse 44

Koblenz (AG)

Industrial Building in Koblenz (AG)

Location

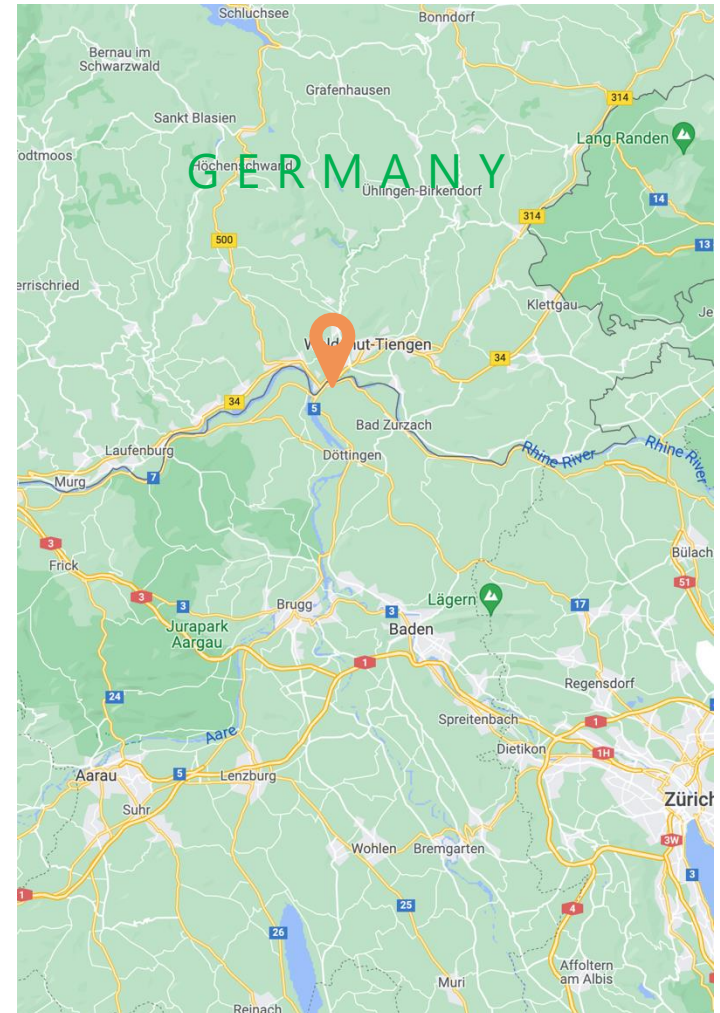
Canton Aargau

City Koblenz

Address Bahnhofstrasse, 44

Accessibility

- Koblenz can be reached in 2 minutes via the A5 motorway connection.
- Distance to Baden only approx. 20km, Zurich approx. 50km, Basel approx. 60km
- Direct proximity to the German border
- Catering facilities and local recreation in the immediate vicinity of the property



Industrial Building in Koblenz (AG)

Building

Logistics Surfaces	15'777 sqm Of which 1'533 sqm modern high-bay warehouse (5'000 pallets)
Docks	8 lifting platforms (4t), bridge crane for lateral delivery (2.5t)
Ground Load Capacity	0.5T – 5T
Ceiling Height	3m50 – 13m50
Load lift	1 - 1.5 T 1 - 5T
Parking	62 outdoor parking spaces, 2 P-lifts (630 kg, 1t), 2 W-lifts (5t each)
Sprinkler	yes
Administrative surfaces	2'702 sqm
Lift	2
Availability	Q1 2022



Industrial Building in Koblenz (AG)

Rent

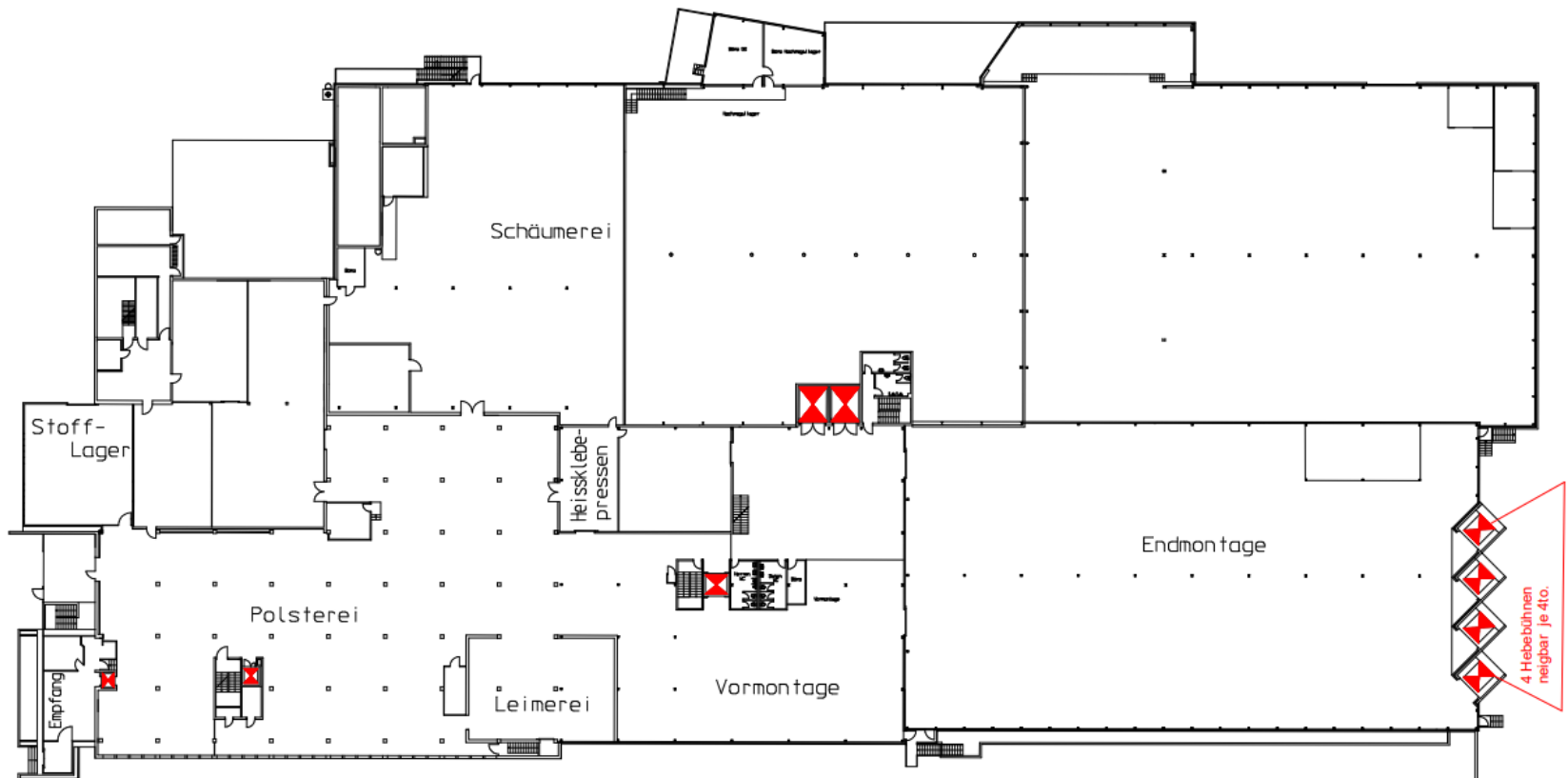
Administrative spaces Charges	CHF 140.-/sqm/year* CHF 20.-/sqm/year
Logistic – Ground floor Charges	CHF 130.-/sqm/year* CHF 15.-/sqm/year
Production – Ground floor Charges	CHF 120.-/sqm/year* CHF 15.-/sqm/year
Storage/Production - Floor Charges	CHF 100.-/sqm/year* CHF 10.-/sqm/year
Car Parking Truck Parking	CHF 80.-/place/month* CHF 180.-/place/month*

*Rent excluding charges and VAT

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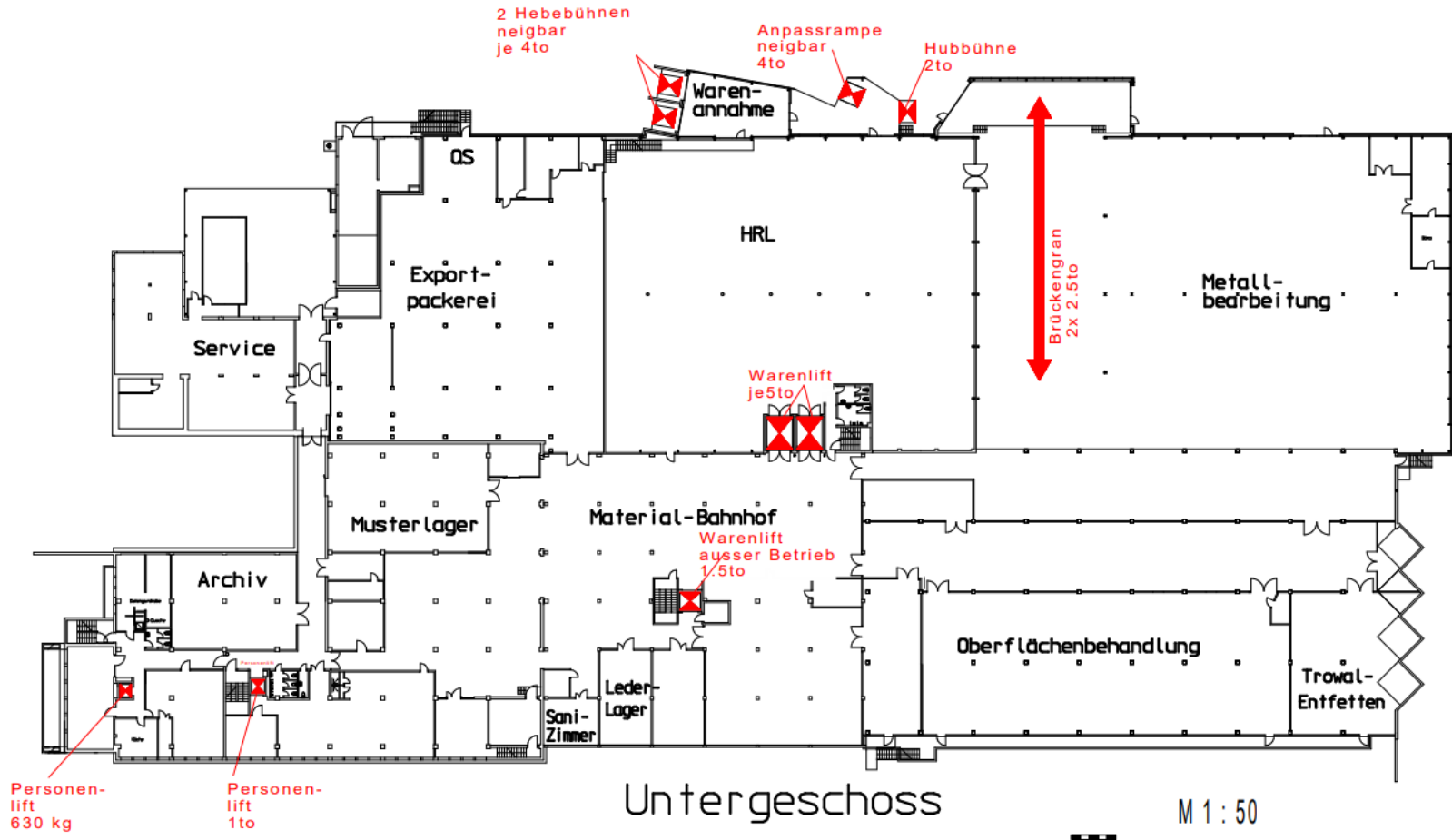
Plan

ERDGESCHOSS M 1 : 50



Industrial Building in Koblenz (AG)

Plan



Industrial Building in Koblenz (AG)

Pictures



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Pictures



Please contact us for further information

Caroline Melis Letting Manager

+41(0)22 552 43 53

caroline.melis@stoneweg.com

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