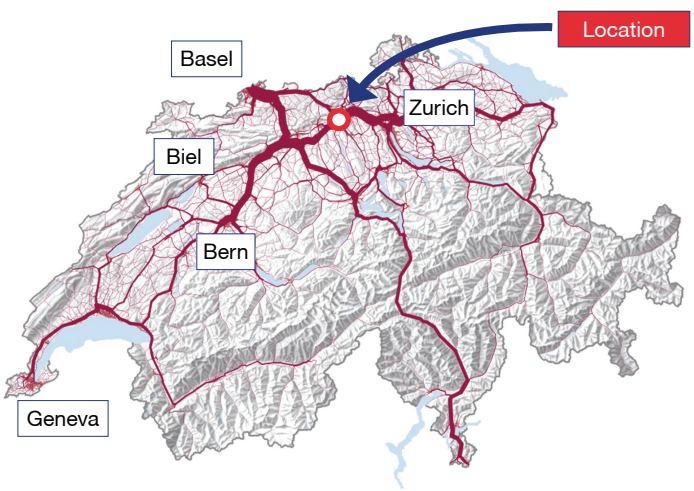
# HIGH QUALITY LOGISTICS SPACE - DIRECT ACCESS TO HIGHWAY A1/MÄGENWIL!

10 MIN TO HIGHWAY ACCESS BRUGG / A3 - CENTRAL LOCATION BETWEEN TWO INT. AIRPORTS
AT THE LOGISTICS HOTSPOT AARGAU - CLOSE TO NATIONAL & INTERNATIONAL MARKETS




SWISS COMMERCIAL INVEST

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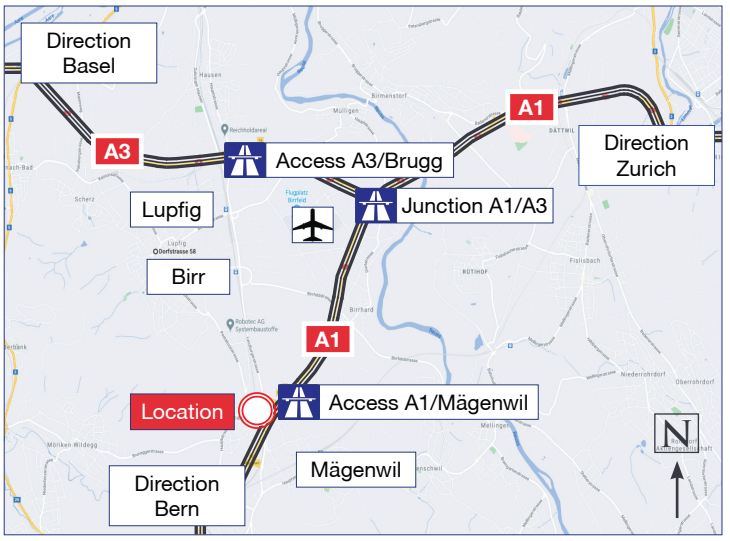


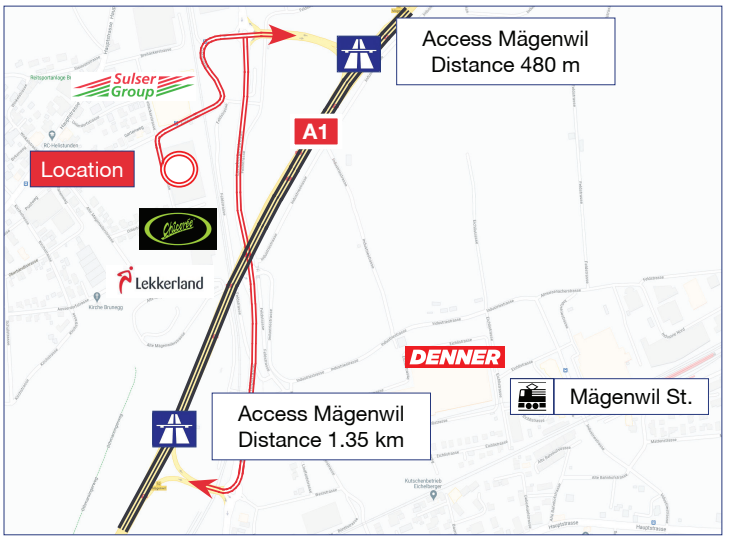


| LEVEL \| CATEGORY | SPACE (SQM) |
|---|---|
| 1 Bsmt - Storage / staff rooms | 744 / 832 |
| GF - Storage space A | 2‘189 |
| thereof cold/deep-freeze storage | 886 |
| GF - Storage space B | 1‘725 |
| GF - Storage space C (high-bay) | 3‘787 |
| Office space (GF - 2nd floor) | 1‘362 |
| Car / truck parking spaces | 42 / 14 |
| **Total storage space** | **8‘444** |
| **Total lettable area (VMF)** | **10‘636** |

| HEIGHT (CH) \| SOIL LOADS | |
|---|---|
| 2.46 - 3.74 m | \|15 t / sqm |
| 14.03 m | \| 15 t / sqm |
| 5.50 m | \| 15 t / sqm |
| 3.66 - 4.20 m | \| 500 kg / sqm |
| 14.03 m | \| 15 t / sqm |
| 2.36 m | \| 300 kg / sqm |

| EQUIPMENT |
|---|
| Commodities: 2x, LH 2 m, cap. 2 t |
| Heating / ventilation: both |
| Delivery: 16 ramps |
| Power: 400V / 630 kVA |
| AEW network level 5 |
| High-Bay: Dexion P100/30 5/6 l. |
| Max. pallet weight: 1 t |
| Sprinklers & shelf sprinklers |
| Cold storage R404A, 72 kW |

## LOCATION

- AAA logistics location, in the Aargau business hub
- Direct access to highay A1 / Mägenwil
- Distance to access A1/Mägenwil 480 m resp. 1.35 km
- 10 min to highway access A3 / Brugg
- Directly on the main Swiss east-west traffic axis

## OBJECT

- Address: Industriestrasse 1, 5505 Brunegg / AG
- Individual & team offices, conference rooms, kitchenette
- Permitted are highly disruptive businesses and services
- Net shop areas are permitted up to a maximum of 1,000 sqm
- Sprinkler system, fire alarm system, compressed air system

| LOCATION | MINUTES (CAR) |
|---|---|
| Zurich | 30 |
| Zurich Airport (Kloten) | 45 |
| Basel | 45 |
| Basel Airport (EAP) | 50 |
| Bern | 65 |
| A1 / Mägenwil (dir. Zurich) | 1.35 km / 3 |
| A1 / Mägenwil (dir. Bern) | 0.48 km / 1 |

## NEXT STEPS

Would you like to learn more about your future location?

We will be happy to send you the access data to the data room upon request. You will find all the information you need for a detailed assessment of this rental property.

Send us the form contained therein with details of your desired space and you will then receive from us the key data of the future rental contract in the form of an indicative offer.

**We look forward to hearing from you and are already convinced that we can make you a competitive offer!**