

## **Conditions**

### **Warehouse space:**

- from €5.50/m<sup>2</sup>/Month

### **Parking spaces:**

- Indoor: €50/space/month
- Outdoor: €30/space/month

### **Internet:**

- Wi-Fi included
- Fiber optic internet optional

### **Pallet storage:**

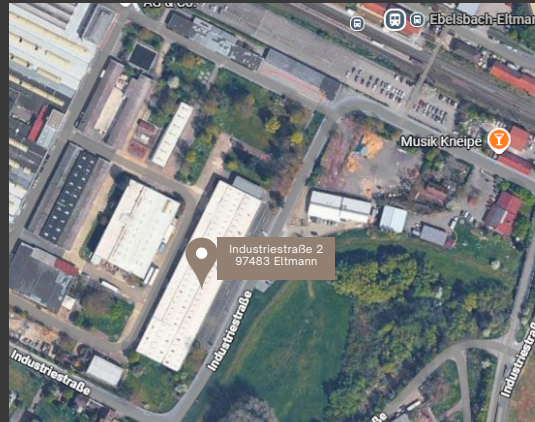
Euro pallets (1200 × 800 × 1000 mm) and storage boxes available for rent. Prices upon request.

## **Top Logistics Hub in northern Bavaria**

**Direct proximity to the A70**

**Easy access to Bamberg, Schweinfurt,  
and Würzburg**

**Eltmann train station is located nearby**



## **Contact**

eMotionPool GmbH

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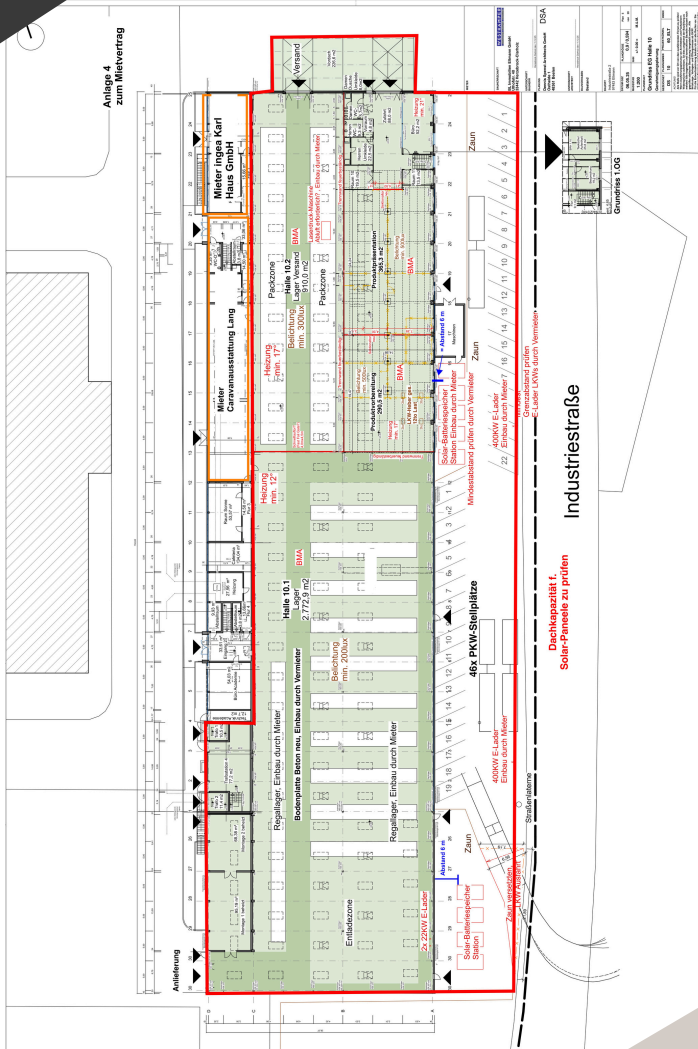
## **MODERN INDUSTRIAL AND WAREHOUSE SPACE IN ELTMANN**

**Directly off the A70**



**Flexible industrial-, warehouse- &  
logistics space**

## Space Overview



## Flexible warehouse space

### Warehouse modules:

- 18 units of 75 m<sup>2</sup> each (5 m × 15 m)
- 16 units of 50 m<sup>2</sup> each (5 m × 10 m)

Scalable

Clear height 7 m

## Modern infrastructure



### Amenities::

- 3 roll-up doors
- High-voltage power available
- Radiant heaters
- Wi-Fi included
- Fiber optic internet optional
- Site security / secured premises
- Sanitary facilities with changing rooms & showers
- Meeting room & showroom (115 m<sup>2</sup>)

### Parking Options:

- 44 indoor parking spaces
- 46 outdoor parking spaces

### Ideal for:

Storage / Warehousing  
Logistics  
Trade fair construction  
E-commerce  
Light industrial  
Testing areas

