HUB48 - Logistics / Business Park in Maribo

Asset: Logistics / Light-Industrial
Location: Europavej DK-1930 Maribo
Warehouse space: up to 19,059 m²
Office/Social space: up to 2,493 m²
Mezzanine space: up to 1,467 m²
Expected completion: from Q4 2024 to Q2 2025
Commission: No commission

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
**HUB48 - Logistics / Business Park in Maribo**

**Macroview: Distance to relevant locations:**
- Maribo → 2 km / Copenhagen → 147 km / Hamburg → 190 km
- Airport Hamburg → 188 km / Airport Odense → 196 km
- Port Copenhagen → 148 km / Port Odense → 186 km / Port Malmo → 187 km
- Motorway E47 → 0,6 km / E55 → 28 km / E20 → 118 km

**Microview: Hub48 & Lolland**
- Direct connection to highway E47 - Exit 48
- Extension of the future main road and rail transport axis from Germany to Denmark / Sweden due to the upcoming Fehmarn belt tunnel
- Located close to the city of Maribo
- Food retail, charging stations and gastronomies already settled within the area

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
Specifications:
- Total rental space: 23,019 m²
- Total plot size: 51,519 m²
- Full completion in the 2nd quarter of 2025
- 16 units in different sizes, multi-user
- 125 car parking lots; 5 truck parking lots
- Four buildings planned in two phases (Building AB & CD)
- State of the art development – DGNB gold pursued

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
HUB48 - Logistics / Business Park in Maribo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
HUB48 - Logistics / Business Park in Maribo – Building A

// OBJEKT-NR. 21750

Asset: Light-Industrial / Logistics
Adresse / Location: Europavej
4930 Maribo (Denmark)
Warehouse / Hall space: up tp 2.692 m² (A1 – A7)
Office / Social: up to 455 m² (A1 – A7)
Mezzanin: up to 455 m² (A1 – A7)
Available: 4th Quarter 2024
Rental price: On request
Commission: No Commission

Building A: Craftmens Workshop
- Units starting from 245 m² (A3)
- Units can be combined (e.g. A1 + A2)
- 28 car parking lots
- Clear height: 8.00 m
- Flexible office fit out – as required
- Ground level doors for cars and trucks

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
HUB48 - Logistics / Business Park in Maribo – Building B

Asset: Light-Industrial / Logistics
Address / Location: Europavej 4930 Maribo (Denmark)
Warehouse / Hall space: up to 3.554 m² (B1 – B4)
Office / Social: up to 676 m² (B1 – B4)
Mezzanine: up to 676 m³ (B1 – B4)
Available: 4th Quarter 2024
Rental price: On request
Commission: No Commission

Building B: Commercial Site
- Units starting from 891 m² (B1 – B4)
- Units can be combined (e.g. B1 + B2)
- 32 car parking lots
- Flexible office fit out – as required
- Clear height: 8.00 m
- 4 loading docks (1 per unit)
- Ground level doors for cars and trucks

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
HUB48 - Logistics / Business Park in Maribo – Building C

Asset: Light-Industrial / Logistics
Adresse / Location: Europavej
4930 Maribo (Denmark)
Warehouse / Hall space: up to 5,622 m² (C1 – C4)
Office / Social: up to 992 m² (C1 – C4)
Available: 2nd Quarter 2025*
Rental price: On request
Commission: No Commission

Building C: Light Industrial Site
- Units starting from 1.297 m² (C3)
- Units can be combined (e.g. C1 + C2)
- 40 car parking lots
- Flexible office fit out – as required
- Clear height: 8.00 m
- 8 loading docks (2 per unit)
- Ground level doors for cars and trucks

*RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.

*Completion in Q4 2024 possible
HUB48 - Logistics / Business Park in Maribo – Building D

Asset: Light-Industrial / Logistics
Adress / Location: Europavej
4930 Maribo (Denmark)
Warehouse / Hall space: 7.191 m² (D1)
Office / Social: 370 m² (D1)
Mezzanin: 336 m² (D1)
Available: 2nd Quarter 2025*
Rental price: On request
Commission: No Comission

Building D: Logistics Site
- 25 car parking lots
- 5 truck parking lots
- Flexible office fit out – as required
- Sprinkler system

Clear height: 10.00 m
6 loading docks per unit
Ground level door for cars and trucks

*Completion in Q4 2024 possible

RCS Contact: Rico Sygo

Our property information is based on information given by the owner. We do, therefore, not assume any liability for the consequences of any actions taken based on items of general information given here.
General terms of trade


1. Concluding the contract

The broker contract need not be in writing. It can also be given legal effect if Robert C. Spies sends a written declaration to the other, offering the same services as sale or lease, and the contents of the contract which are made between the company offering or concluding the contract and the client.

1.1. Contracting the client

The broker contract need not be in writing. It can also be given legal effect if Robert C. Spies sends a written declaration to the other, offering the same services as sale or lease, and the contents of the contract which are made between the company offering or concluding the contract and the client.

1.2. Consequences on termination

If either party to the contract is in material breach of contract, the other party may terminate the contract without giving notice or bringing proceedings.

1.3. Remedies

If Robert C. Spies breaches the contract, the client may claim damages for any loss or expense suffered by the client as a result of the breach.

1.4. Right of audit

Robert C. Spies reserves the right to audit the client's books and records at any time during the term of the contract.

1.5. Right to substitute

Robert C. Spies shall have the right to substitute any person or company for the services provided under the contract.

1.6. Data protection

Robert C. Spies shall comply with all applicable data protection laws and regulations, including the GDPR.

1.7. Professional indemnity insurance

Robert C. Spies shall maintain professional indemnity insurance in respect of the services provided under the contract.

1.8. Jurisdiction

Any dispute arising out of or in connection with the contract shall be settled by the courts of the jurisdiction specified in the contract.

2. Commission

2.1. Commission services

Robert C. Spies provides services specifically on the assumption that they will be successful, and charges a fee for successful performance, unless otherwise agreed. If the commercial success sought by the client is attributable at least in part to the brokerage, Robert C. Spies has a claim for compensation for its efforts, which the client must pay. The compensation falls due when the client has been informed of the conclusion of the contract.

2.2. Commission rates

The rate of compensation charged will be according to the rate agreed in the brokerage contract. If no rate of compensation has been specified in the contract, the rate stated in the listing will be charged.

2.3. Refund of expenses

If Robert C. Spies has acted on the basis of two contracts, for the vendor and the purchaser, when a purchase contract is concluded for an apartment or a house, both parties may undertake to pay the brokerage fee in only the same amount. An agreed exemption from payment on one side acts to the advantage of the other party to the purchase contract, in that no brokerage fee can be claimed either from the other side. The situation will be different if only one party to the contract is steadfast in the purchase of an apartment or a house, and the other party approaches Robert C. Spies. In that case, the other party to the purchase contract can only be obliged to pay or refund a brokerage fee if the party who concluded the brokerage contract is still bound to pay the fee in the event of a default of payment against the party not involved in the brokerage contract will only fall due if the party to the purchase contract who concluded the brokerage contract is able to show that he or she has already met the obligation for payment of the brokerage fee.

3. Extended fee entitlement

There will also be commission entitlements for Robert C. Spies if Robert C. Spies informs the would-be seller of a person interested in a purchase, and/or would-be seller be named as a buyer by Robert C. Spies and acquires a property belonging to the seller which is different from the one initially intended, or, if following the first contract negotiated or identified by Robert C. Spies, within 12 months he enters into a further contractual agreement with the would-be seller and the relevant contractual arrangement can be attributed, at least in part to the existing brokerage contract or the contract initiated by Robert C. Spies.

4. Prohibition against transmitting information

All the information, including the identification of properties by Robert C. Spies, is intended solely for the client. He or she is forbidden to convey to third parties the identified properties and information concerning them, without the written consent of Robert C. Spies. If a broker breaches his or her obligations towards the client, or otherwise, to whom he or she has transmitted the information conclude the main contract, the client is bound to pay compensation, normally in the amount of the brokerage fee that Robert C. Spies would have obtained for a successful result of identification or negotiation. The client remains at liberty to prove that no loss was incurred or not in this amount.

5. Dual role

Robert C. Spies may act for both the vendor and the purchaser. Prior to contract and prior leasing are expressly reserved. In the event of a rental agreement having to be negotiated, Robert C. Spies may act on commission only for the lessor or for the lessee.

6. Owner details

Robert C. Spies states that the property details which it gives out originate from the vendor or from a third party authorised by the vendor, and have not been tested for accuracy by Robert C. Spies. It is the client’s responsibility to examine this information for accuracy. In transmitting this information, Robert C. Spies accepts no responsibility for its accuracy.

7. Duty to supply information

Before concluding the intended purchase contract the client (owner) is bound to ascertain from Robert C. Spies, giving the name and address of the intended contractual partner, whether the intended partner is an intra-contractual relationship.

8. Alternative and subsequent transactions

The claim for a fee does not depend on the contract taking shape exactly in the manner intended by the parties. What is decisive is whether the intended commercial success is achieved. A principal contract justifying the fee will also cover its conclusion with different offer and concluding prices, larger or smaller premises, more or fewer properties than were offered by Robert C. Spies or that form a property divided into different units instead of a single property initially offered. If a rental or lease contract is concluded instead of the originally intended purchase contract, or the reverse, in this case also they are agreed to be commercially identical. The same applies if instead of real estate business premises are put up for sale with the same property in question belonging to the business assets.

9. Prior knowledge

If the property on offer is already known to the client, he must notify Robert C. Spies without delay, naming the source of his/her knowledge. If a communication of prior knowledge of this kind can be resolved at any time with future effect. Information about the client is only with regard to the claim for a fee. The communication may be made in letter form or by email at any time.

10. Refund of expenditure

In the absence of any agreement to the contrary, the client must refund Robert C. Spies for costs shown to have been incurred in fulfilling the commission (e.g. descriptions, exposures, advertisements, internet postings, telephone costs, postage, viewings, travel costs, hire of an office, photography and any specific expenditure for this project) if for reasons to be explained by the client no contract is concluded.

11. Liability

Robert C. Spies is liable according to the law for intentional severe negligence. In the event of an only slightly negligent breach of substantive duties or omissions arising from the nature and purpose of the contract, Robert C. Spies bears only limited liability for predictable negative outcomes typical of contracts.

12. Data protection

Robert C. Spies undertakes to handle personal data with discretion and in confidence. Colleagues are obliged to preserve confidentiality and to obey the data protection rules of GDPR.

The data protection rules reflect the European General Data Protection Regulation (GDPR), the Federal Data Protection Law (BDSG) and special legal provisions on data protection. Personal data are taken and processed only so far as they are necessary for compliance with this contract or where we are entitled and bound on the basis of legal provisions, to take and process your data. If we process data for purposes other than those for which the data was acquired, or if we wish to process data on behalf of third parties for any purpose, we will provide personal data on the basis of a written declaration of consent, obtained before any processing takes place. Where certain categories of data are processed, within the meaning of Art. 9 of the GDPR, consent must be given in written form. Information about data protection is stored where required for the performance of this contract or a legal obligation. It is made accessible only to those staff members who are responsible for relevant functions. Full information about the requirement under Articles 13 and 14 of the GDPR is, where necessary, given out separately when personal data is collected.

13. Identification of clients/money laundering/anti-money laundering

Robert C. Spies is legally bound to carry out a check on money laundering. This is done according to the rules of the Money Laundering Law (GwG) when negotiating a contract for the purchase or lease of property (above 10,000 euros net monthly rental). The client is aware that he must provide Robert C. Spies, according to the statutory requirements, with all the necessary information and documents to check for money laundering and must notify it without delay of any changes that occur in the context of the commercial relationship. The client is bound by his duty of cooperation for the purpose of identification. Robert C. Spies is entitled to terminate the relationship for exceptional reasons. A possible claim for unsuccessful identification.

14. Credit check and score

If on the conclusion of a contract with Robert C. Spies an evaluation is necessary of the customer risk on the basis of mathematical-statistical procedures (scoring) this will be done at the business information centre Credit Reform or Schufa. For this purpose the personal data required for a complete check will be transferred to Credit Reform also including addresses. Collection, storage and retransmission of the data will take place for the purpose of a credit check, to avoid a payment default and on the basis of Article 6, para. 1 (1) b) of the GDPR. This information will be used to calculate the statistical probability of a loan default and therefore your ability to pay. If the result of the credit check is positive, the contract will take effect. If the credit check is negative, it cannot take effect. If the credit standing of the contract partner is tested, there is a justified interest in testing the credit standing of the future contracting partner, in order to avoid the risk of a payment default. The consent of the contract partner is not required for this purpose.

15. Property ombudsman (IVD/VPR – duty of information under § 13 and § 17 VOB)

The Robert C. Spies company is a member of the IVD, and on the basis of the constitution of the IVD it is bound to take part in an arbitration before a consumer arbitration panel. The consumer arbitration panel of the IVD is: Ombudsman Immobilien/IVD/VPR Grunderwerbverband -verwaltung, Lüttenstrasse10, 10179 Berlin. Further information about the arbitration panel (e.g. further communication data, procedure) can be obtained under http://www.ombudsmann.com.de. Further information about dispute settlement (including arbitration) with the German Ombudsman on the website of the German Ombudsman or Immobilien as an arbitration panel for the purpose of the VSBG and the participation of the VPR, part of the procedure has changed, for the example the arbitration panel and the nature of the legal obligation, which has been extended to construction contracts. Further information about the rules of procedure and the procedure itself will be found on the webpage of the German Ombudsman.

16. Jurisdiction

As Robert C. Spies and the client are registered business people within the meaning of the commercial code, it is agreed that the head office of Robert C. Spies is the place of performance and the place of jurisdiction for all obligations and claims arising from the contractual relationship.

17. Severability clause

If one or more of the foregoing provisions is invalid, the invalid nature of the remaining provisions will be unaffected. Any invalid provisions will be replaced by the statutory rule closest to its meaning.

Robert C. Spies Industrial Real Estate GmbH & Co. KG
Domshof1
28195 Bremen

Head office: Bremen

Company register number: HRB 29189 Bremen
Register court: District court Bremen
Managing director: Björn Sundermann
Personally liable shareholder:
Robert C. Spies Industrial Real Estate Verwaltungs GmbH

Head office and commercial register: Bremen, HRB 36774 Bremen
Managing directors: Dipl.-Kfm. Jens Lotjen, Björn Sundermann