



SPACE FOR ECONOMIC GROWTH

**From premises to industrial park,
5,000 to 12,000 m² areas sought!**





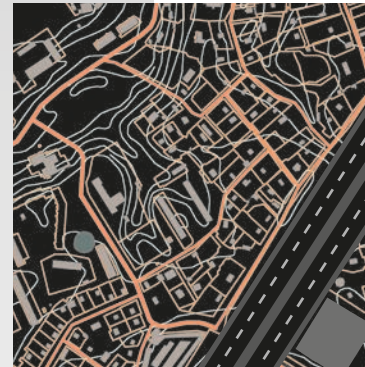
SPACE FOR FUTURE IDEAS

VarioPark commercial real estate is based on combining the economic benefits of a standardized commercial property with the multiple benefits of flexible use. Thus, it is interesting to all sectors, from the demands of an industrial factory to the special needs

of an IT service provider. VarioPark offers promising prospects for a wide range of companies: if a company develops its potential for growth, it can remain in the same location thanks to the possibilities of expansion.

Benefits for communities

- Integration of community goals, urban planning requirements and infrastructure planning
- Environmentally aware, energy-efficient and sustainable construction
- Attracts further commercial relocations
- The VarioPark brand name means increased visibility and attractiveness for the industrial area
- One-stop area development, property realization and commercialization for professional and efficient project management



Benefits for companies

- Modular, ready-to-occupy segments from approx. 300 m² with the option of joining individual plots into larger units
- Highly flexible usage and expansion
- Ready-to-use premises with optimal technical facilities
- Dependable security in an enclosed business park
- Conveniently located close to town with motorway access
- Fair leases in line with the market
- Manifold synergy effects through the mix of businesses





SPACE FOR DIVERSITY AND EFFICIENCY

Production site or artisan's workshop, storage room or production hall, studio or office – for a wide range of sectors from automotive to electrical engineering, from wood processing to textiles, from architecture to design: VarioPark offers companies flexible space in high-quality hall segments that meet individual requirements. Regardless of whether it is a start-up, expansion or downsizing project or simply a site optimization.



The VarioPark Concept

From the very beginning and down to the last detail, economic and sustainable design and implementation – a holistic approach from development through planning and construction through to operation characterizes the VarioPark concept.

We use our many years of experience in the future-proof development of commercial premises to offer small and micro enterprises exactly the infrastructure, technical and economic space they need. And all that with the greatest flexibility.



SPACE FOR SUCCESS

For a site to grow economically, it needs entrepreneurs and businessmen who tackle economic challenges with courage and ideas. A suitable space for successful entrepreneurship is also needed. Only communities offering flexible, attractive spaces will be able to use this opportunity for the future economic success of their site.

Not only supra-regional global players are crucial here. Company founders and small to medium-sized companies especially are key to the competitiveness of a location.

It was for just these companies that we developed the VarioPark concept. Our goal is to create new spaces for economic growth and a competitive location together with the community – with greater attractiveness for new businesses and jobs.



We develop free as well as unused land with forward-looking land management into sustainable economic areas.





The Founder of VarioPark

Around 850,000 m² of commercial premises already developed throughout Germany – more than 25 years of experience and in-depth expertise in the real estate industry stands behind VarioPark GmbH.

As Managing Director and shareholder of MP Holding, one of Germany's top 10

project developers of modern logistics facilities, the 52-year-old business graduate Ralph Gumb now applies his expertise to building up innovative business parks for small and medium-sized businesses.



» 50,000 m² of contaminated area lay worthless. In just three years, we have succeeded in creating an innovative commercial space with numerous workplaces and enormous economic potential.

» The development of large-scale commercial parks of more than 1,000 m², one thing has become clear to us: the potential demand for smaller-scale areas is immense. Communities that can offer solutions will be able to tie company founders to these sites for the long term.

» It takes more than a large space to make sure that a business location convinces companies and start-ups to settle in. In the revitalization of commercial areas, we have already supported many cities and communities – from the first consultation through planning to completion.



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