**Topic logistics real estate "BIG BOXES" from the STUDIO-IP |
3rd Specialist semester | Summer semester 2024**

The logistics real estate market has undergone a remarkable transformation in recent decades and is now established as the leading commercial asset class. Standardized logistics buildings now dominate the image of many city outskirts and entrance areas, highlighting the need for a more intensive architectural approach. Despite functional constraints, there is exciting scope for design in areas such as façade design and roof space utilization.

In STUDIO, we therefore spent the summer semester of 2024 developing innovative prototypes for sustainable logistics properties. Our aim was to develop universally applicable concepts that can be transferred to different locations. We worked closely with SEGRO, a leading operator of logistics and business parks, Deutsche Logistik Holding (DLH) and Rhenus Logistics to develop practical and sustainable solutions.

social | ecological | economic | creative

Concept 1

The successful integration of logistics halls into urban life is crucial for sustainable urban development. Inspired by urban block structures in cities such as Barcelona, Rome, Cologne and Oslo, a prototype was developed that includes a multi-storey hall with a green roof. This innovative solution enables the harmonious integration of large buildings into the urban environment and increases the quality of life for residents.

Step by step, it was planned how the logistics hall can be optimally integrated into existing block structures. The first floor serves as a distribution center for goods, while the upper floors provide storage space. Modern warehouse technology and efficient space utilization concepts maximize storage capacity and increase the efficiency of logistics processes.Das The highlight of this prototype is the green roof terrace, which is not only aesthetically pleasing but also improves the neighborhood's microclimate. These green spaces promote recreation, well-being and biodiversity in urban areas. In summary, our prototype of a multi-storey logistics hall with a green roof shows how logistics can be

integrated into urban life in an efficient and environmentally friendly way by using existing block structures. The proximity to end users minimizes the ecological footprint.

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Concept 2

CONNEXUS

Beispielhaft am Standort Wesel

Exemplary at the site of Wesel

The CONNEXUS idea combines modularity and sustainability by reusing steel frames from old sea containers as flexible units for office, sanitary and loading dock areas.
The approach to social sustainability here includes the creation of an inclusive working environment with barrier-free access and wheelchair-accessible workstations. CONNEXUS focuses on the importance of social mixing between warehouse and office employees and customers in order to create a harmonious working environment. Outdoor areas close to nature are intended to improve the well-being and motivation of employees, while transparent façades make the corporate culture open and inviting.

To ensure ecological sustainability, photovoltaic systems, rainwater harvesting and geothermal energy are integrated into our logistics properties. This maximizes energy efficiency and reduces the consumption of resources.

The economic sustainability of the concept is ensured by the flexibility and modularity of the containers. Movable walls enable rapid adaptation to changing requirements, which minimizes vacancy costs and increases profitability.

Sustainable solutions such as CONNEXUS are not only good for the environment, but also make economic sense in the long term!

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Concept 3

The CROSSLINK LOGISTIK PARK is a multi-storey distribution property at a highway junction near an urban area. The optimal location close to important transportation axes makes logistics more effective and cost-efficient.

In order to solve the problem of long transportation routes and high costs, it is crucial to choose the location strategically. The CROSSLINK LOGISTICS PARK enables faster and cheaper delivery of goods, both in urban areas and in regional markets. This not only leads to shorter delivery times for local retailers and consumers, but also to a reduction in operating costs through more efficient logistics processes.

The close proximity to main transport arteries also offers increased flexibility for short-term changes in supply chain management. As a result, market requirements are met quickly and effectively, leading to improved customer satisfaction.

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Concept 4

The logistics real estate sector is facing a major challenge! Due to the increasing demand for consumer goods and the lack of available land in urban centers, we have to find new ways to meet the requirements of the end customer. The conversion and revitalization of derelict or vacant existing buildings is crucial here.

At RewNew Logistics, we have developed a catalog of measures that makes it possible to find new locations for logistics without sealing additional areas or requiring new building materials. Reusing existing structures not only opens up new locations, but also sustainable prospects for the industry.

Our approach involves categorizing 5 different building types from the manufacturing, industrial and retail sectors. This characterization enables us to define the strengths and weaknesses of the building fabric and derive possible logistics types. By integrating different logistics uses into existing buildings, we encourage project developers to think about alternative solutions.

Of course, the use of existing buildings requires conversion measures, such as energy-efficient refurbishment and the adaptation of equipment. Particularly challenging are often the room heights, which rule out high-bay storage. But here, too, we see potential for alternative forms of storage and logistics concepts.

Conversion projects can not only conserve valuable resources, but also create new opportunities.

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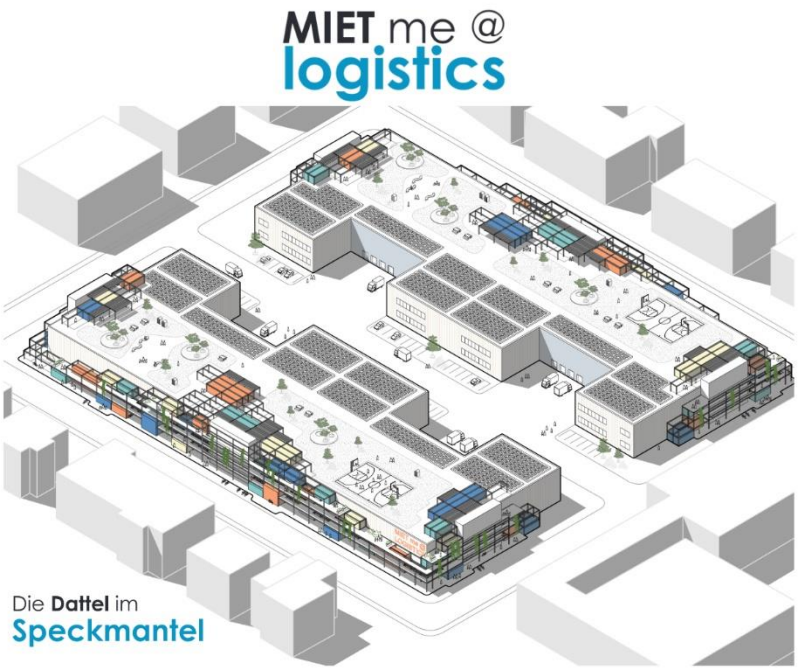
Concept 5



MietMe@Logistics is the date in a bacon wrapper that combines all the necessary functions in one place and thus meets the needs of both residents and the logistics industry.

The flexible and expandable modules, which can be adapted to existing and new buildings, create a second skin that enhances the district. The integration of logistics and living space creates cost-effective residential modules that can be used by different users. The site is enhanced by the plinth zone with cafés, pop-up stores, restaurants and stores.

The sustainable energy supply from a PV system and the social meeting point on the roof garden with sports facilities show that we are not only thinking about functional solutions here, but also about people's well-being.

MietMe@Logistics is a smart concept that is both ecologically and socially compatible.

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