Based in Dreieich, near Frankfurt, Germany, Four Parx specialises in the development of retail and logistics facilities.

The company designs and develops innovative buildings and spaces, with a focus on sustainability, new mobility solutions, alternative energy supplies and digitalisation.

Four Parx Holding GmbH's in-house real estate team includes GSE's primary contacts: project development expert Francisco J. Bähr, commercial property architects Olivier Schmitt and Jochen Gerbern, and real estate manager Marcus Jungheim.

Four Parx has more than 30 employees and three decades' experience in project development. The company is currently developing over 1 million m² of retail and logistics real estate in Germany.

NEEDS & CHALLENGES

CONTEXT

We were faced with a shortage of space in the vicinity of the port of Hamburg, with only one plot of land available. Inspired by our successful project in Gennevilliers, we proposed a multistorey building.
This idea raised concerns among the authorities and our original client, forcing us to look for a new investor. FOUR PARX accepted the challenge without hesitation. Our expertise and our engineers' support convinced this investor and enabled us to bring the project to fruition.

PROJECT

We needed to make the best use of the available land and accommodate multiple users. This meant a flexible and efficient building with optimised space and logistical processes, meeting BREEAM standards. Despite the challenges of revitalising a polluted brownfield site and of complying with COVID measures, we kept to schedule through careful planning – illustrating our commitment to innovation and sustainability.

TECHNICAL CHALLENGES

The Mach2 project comprises two buildings totalling 128,000 m² and rising 25.15 metres above ground. Certified BREEAM EXCELLENT, the two-storey facilities have loading bays for HGVs of up to 45 tonnes, mezzanine offices, an underground car park with a separate ramp, and two ramps for smooth traffic circulation. The concrete structure ensures solidity, while the 10-metre clear height of the storage areas on both floors can accommodate most applications. A green belt with sprinklers adds an aesthetic touch to the facade and supports sustainability objectives.

KEY FEATURES

Developed on a brownfield site, this project built up rather than out, saving land and supporting urban densification. Functionally diverse, it includes offices, logistics, storage and car parks. This vertical approach to space is based on innovative structures capable of supporting heavy loads and withstanding climatic constraints.



GSE'S ENVIRONMENTAL EXPERTISE AND STRATEGY

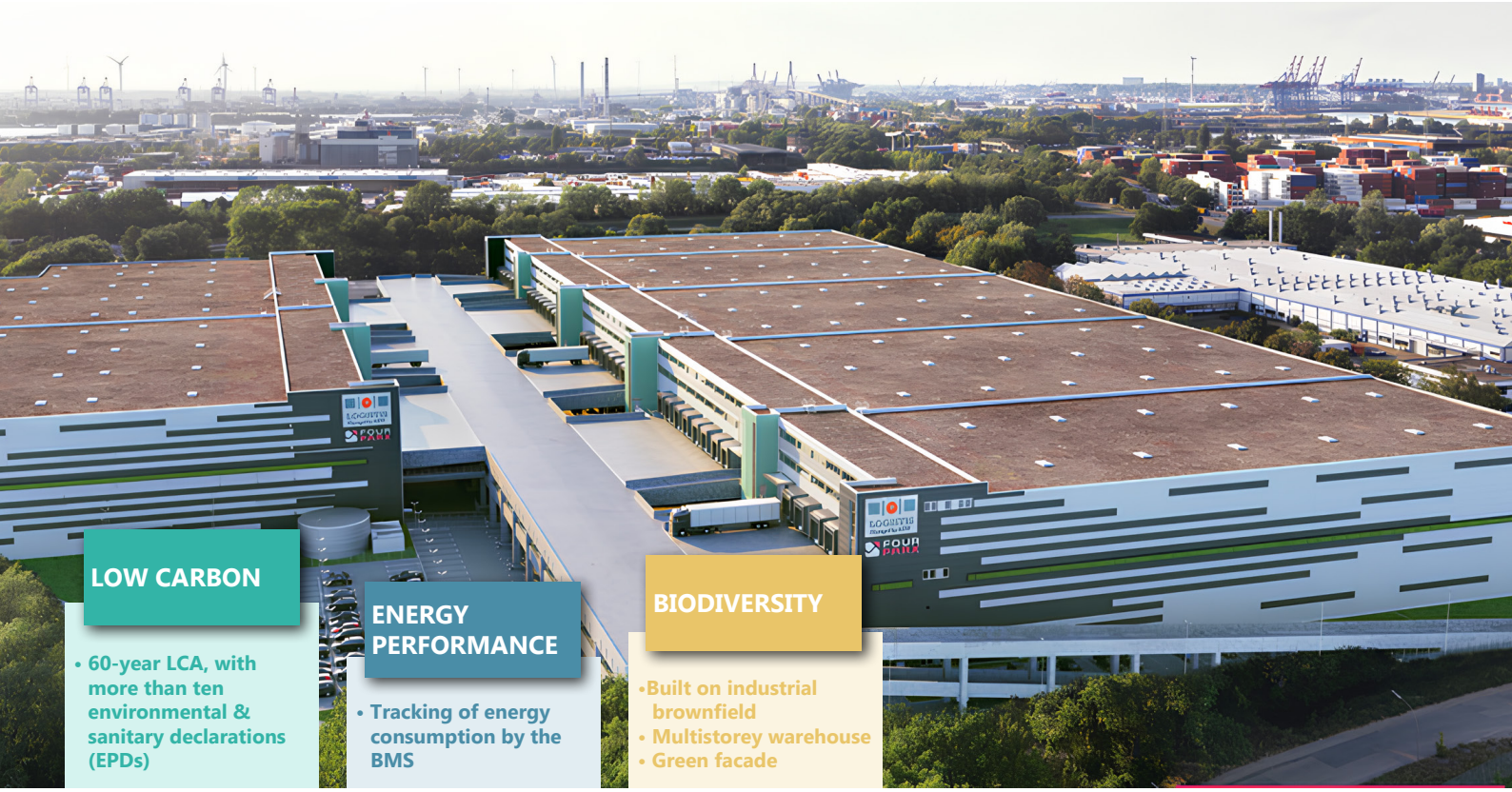
FOCUS ON CERTIFICATION

Located close to the waterways of Europe's second largest port, Mach2 is certified BREEAM EXCELLENT: one of the top ratings of this environmental certificate. The BREEAM assessment system takes into account both technical and human aspects, as well as biodiversity and ecomobility. The site has a one-kilometre "green belt" along the frontage, which serves as a biotope in the middle of the industrial estate.

GERMANY / HAMBURG

FOUR PARX

A 123,000 m² facility, Germany's first multistorey logistics centre
BREEAM - Very Good



OLIVER SCHMITT
FOUR PARX
MANAGING PARTNER

At Four Parx, we are celebrating an outstanding success with the opening of Mach2. With our partners AEW and GSE, as well as the Hamburg authorities, we have delivered a forward-looking concept for solving the shortage of space in cities, acting as pioneers.