

# Industrial buildings / halls

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Production Logistics Retail

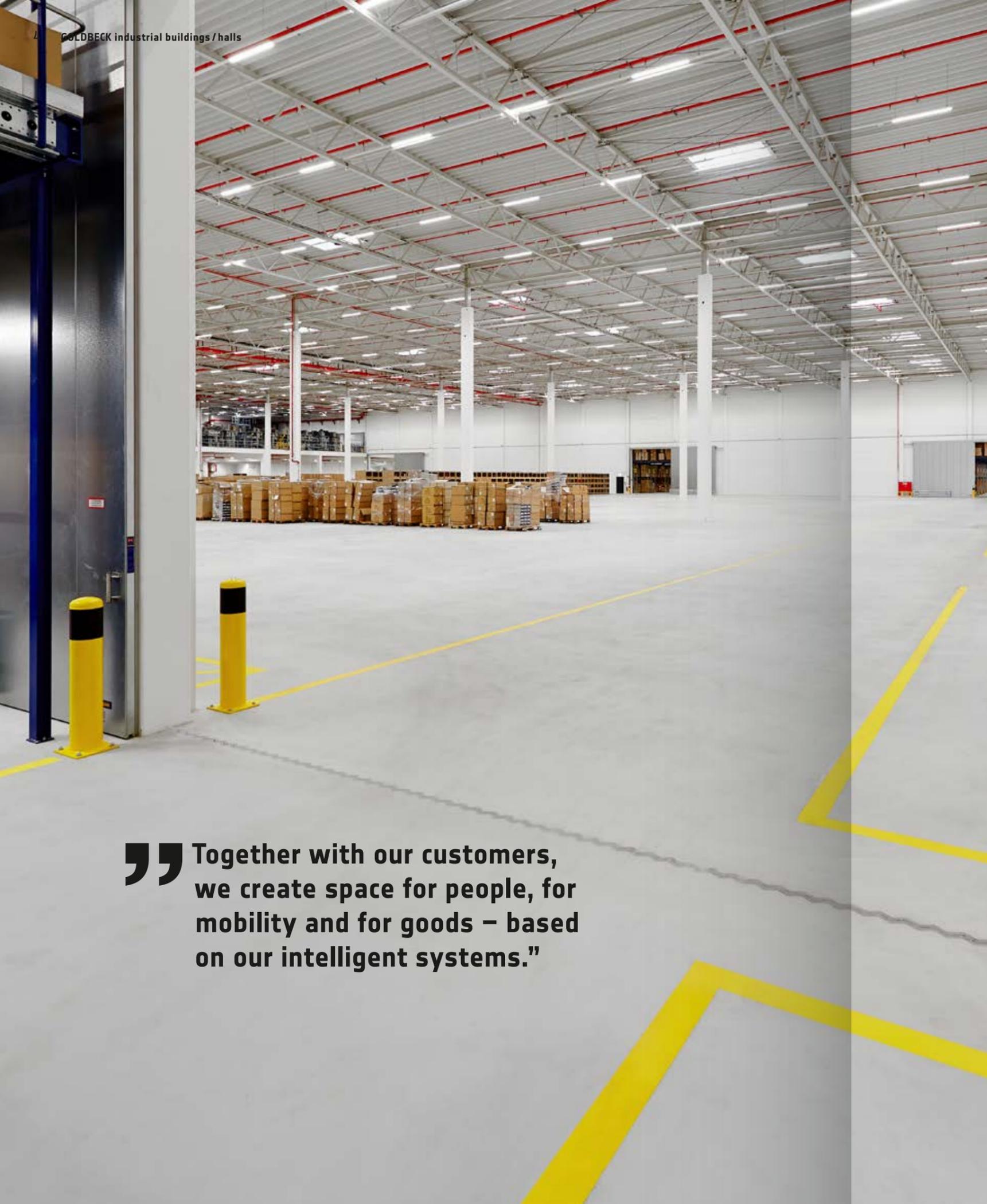




## What does the perfect industrial building look like?

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There can only be one answer to this question: custom-made in form and function, and cost-effective in every respect. After all, the solutions we develop for you are as unique as your sector, your business and your company. We perfectly match the industrial building to your requirements in terms of form, function and sustainability, while constructing your building in the best possible time.



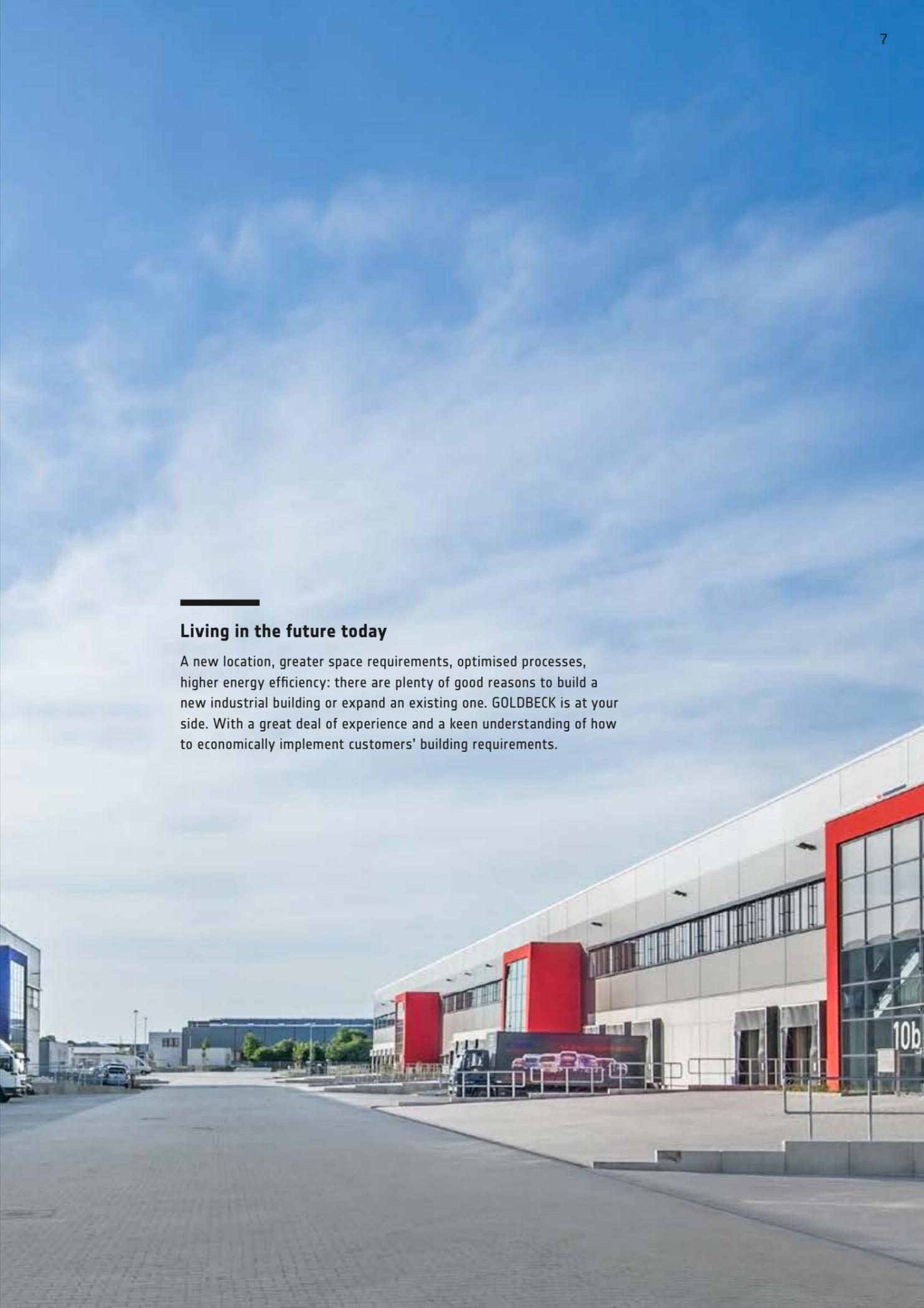
“ Together with our customers,  
we create space for people, for  
mobility and for goods – based  
on our intelligent systems.”

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# GOLDBECK industrial buildings

# 01



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## Living in the future today

A new location, greater space requirements, optimised processes, higher energy efficiency: there are plenty of good reasons to build a new industrial building or expand an existing one. GOLDBECK is at your side. With a great deal of experience and a keen understanding of how to economically implement customers' building requirements.



**For all sectors –  
diversity meets success**

Whether for private use or for leasing purposes, every sector has its own requirements. GOLDBECK builds custom industrial buildings with a special degree of flexibility. For every use, in every size. From small, precision manufacturing plants to factory buildings and logistics centres.

- Factory buildings
- Warehouses
- Refrigerated and deep-freeze storage
- Exhibition halls
- Sales halls



GOLDBECK industrial buildings are custom-made for every sector – from production and logistics through to retail.

# Factory buildings – custom-made for your processes

The heart of every industrial company beats in production. This is where raw materials are transformed into quality products. Man and machine unite in high-performance choreography. We have your production processes firmly in view and consider potential future developments. You will benefit from the productive space you need to run a successful business – now and in the future.

- Sophisticated load-bearing structures
- High demands on mechanical, electrical and plumbing equipment
- Flexibility to accommodate changes of use and expansions
- Bright and open working atmosphere
- Resilient and wear-resistant flooring



## Warehouses – everything in a state of flux

Speed matters in logistics. As the GOLDBECK team, we know what that means. After all, we build our warehouses in the best possible time, thereby giving rapid processes a high-performance framework. Precisely matched to your material flows and largely free from support columns, you have plenty of space for transport, order picking and storage. We design the best possible structural requirements so that your goods reach their destination quickly and efficiently.

- Minimal reliance on ceiling supports
- Generous floor plan
- Optimum traffic routes
- Perfect transport connections



# Holistic concepts

# 02

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## Always at your side

A construction project is far more than simply erecting a building. We provide you with comprehensive support from selecting a suitable site and the entire planning and construction process, through to managing your industrial building in the long term. We are at your side with a variety of well-thought-out services and our personal support. This makes our collaboration easy and leaves you with more space for your day-to-day business.



## Comprehensive consultation – a personal approach from the outset

There's a lot to consider when constructing an industrial building. It's a good thing that we are familiar with all aspects here at GOLDBECK. This begins with the regional conditions and extends to the individual equipment details. Thanks to the latest technology, you will get a meaningful image of what your GOLDBECK solution will look like from an early stage. You can digitally configure building structures and see how different materials affect you.

- Plot selection
- Legal framework conditions
- Project size and scope
- Energy consultation
- Profitability analysis
- Equipment options



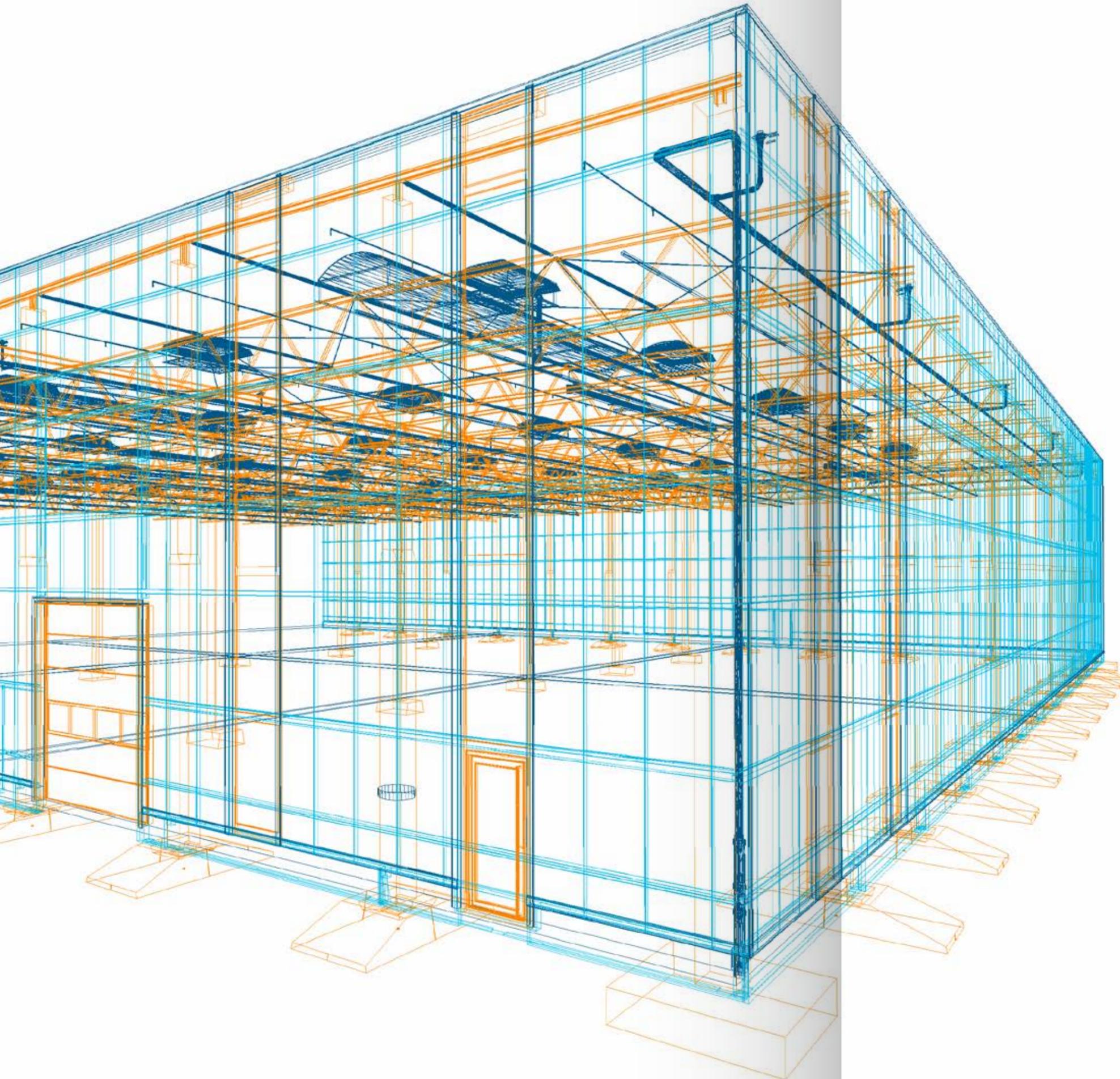


## Integrated design – expertise from a single source

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With GOLDBECK industrial buildings, the best in form and function combine with low operating costs and certified sustainability. This is down to our integrated design. Our planning teams consist of architects and engineers from the fields of construction planning and building technology working hand in hand. As such, planning competence, interdisciplinary expert knowledge and a great deal of industrial building construction expertise all converge here.

- A clear picture of the property at an early stage
- Full design and cost security
- Clear interfaces



## Creating a 'digital twin' with BIM

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Comprehensive and integral planning is all about keeping an eye on both the bigger picture and all the details. This is precisely where Building Information Modelling (BIM) comes into play. BIM is not only our planning method of choice but also our interdisciplinary information hub that interlinks all phases of planning and action from production to construction and right through to operation. The process all centres around a virtual 3D model of your building, which incorporates everyone involved in your project across the various trades. This helps to identify dependencies at an early stage, avoids errors, increases efficiency and ensures that all aspects of the project run seamlessly together while your building comes to life. Our vision: all building information will converge centrally in a 'digital twin' of your building, even after it has been handed over, and the smart building technology will communicate independently. This would serve to make processes even more efficient and transparent throughout the entire life cycle of your building.

# Individual architecture

# 03

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## Function at its best

It all comes down to what's on the inside, right? But it still needs to look attractive. GOLDBECK combines functionality with aesthetics, thereby giving every industrial building an expressive face. This results in productive business units – tailored to urban development requirements and in harmony with your corporate design.



## Façades – a sight that inspires

A façade is so much more than a mere functional outer shell that provides protection. As a visual figurehead, it defines your company's external image and shapes the surroundings. There is a variety of materials, shapes and colours to give your industrial building a distinctive appearance. Let yourself be inspired! On request, we can also design and build façades to meet your personal requirements. Come and talk to us.

- Sandwich, trapezoidal metal sheet, corrugated, concrete or panel façade
- Flexible for subsequent conversion
- High energy efficiency
- Combinations of various elements and materials possible
- Range of colours and patterns



Discover the diverse  
façade examples for GOLDBECK  
industrial buildings online:  
[goldbeck.de/en/company/newsroom](https://goldbeck.de/en/company/newsroom)



## Windows, gates & doors – connections that count

A prestigious connection between the inside and the outside, a healthy working atmosphere, rapid loading or unloading: Our gate and door systems provide tailor-made interfaces between people, trucks and buildings. Horizontal and vertical light bands, as well as punched windows, let natural light into the building and also offer numerous individual design possibilities.

- Different gate systems
- Access and escape routes
- Efficient loading technology
- Light-flooded rooms



Continuous vertical/horizontal rooflight, sectional gate und loading technology



Office spaces as:

- Supervisors' extension
- Industrial building installation
- Integrated mezzanines
- Stand-alone office buildings



## Office spaces – the perfect addition

Concentrated office work requires a special space. We would be happy to add modern office space to your industrial building. Whether it is an installation or extension, we will create connections in both spatial and communicative ways, and combine short distances with meaningful structures. You will benefit from a spatial concept that matches your working culture perfectly. A prestigious and performance-enhancing atmosphere in which both employees and customers will feel at ease.

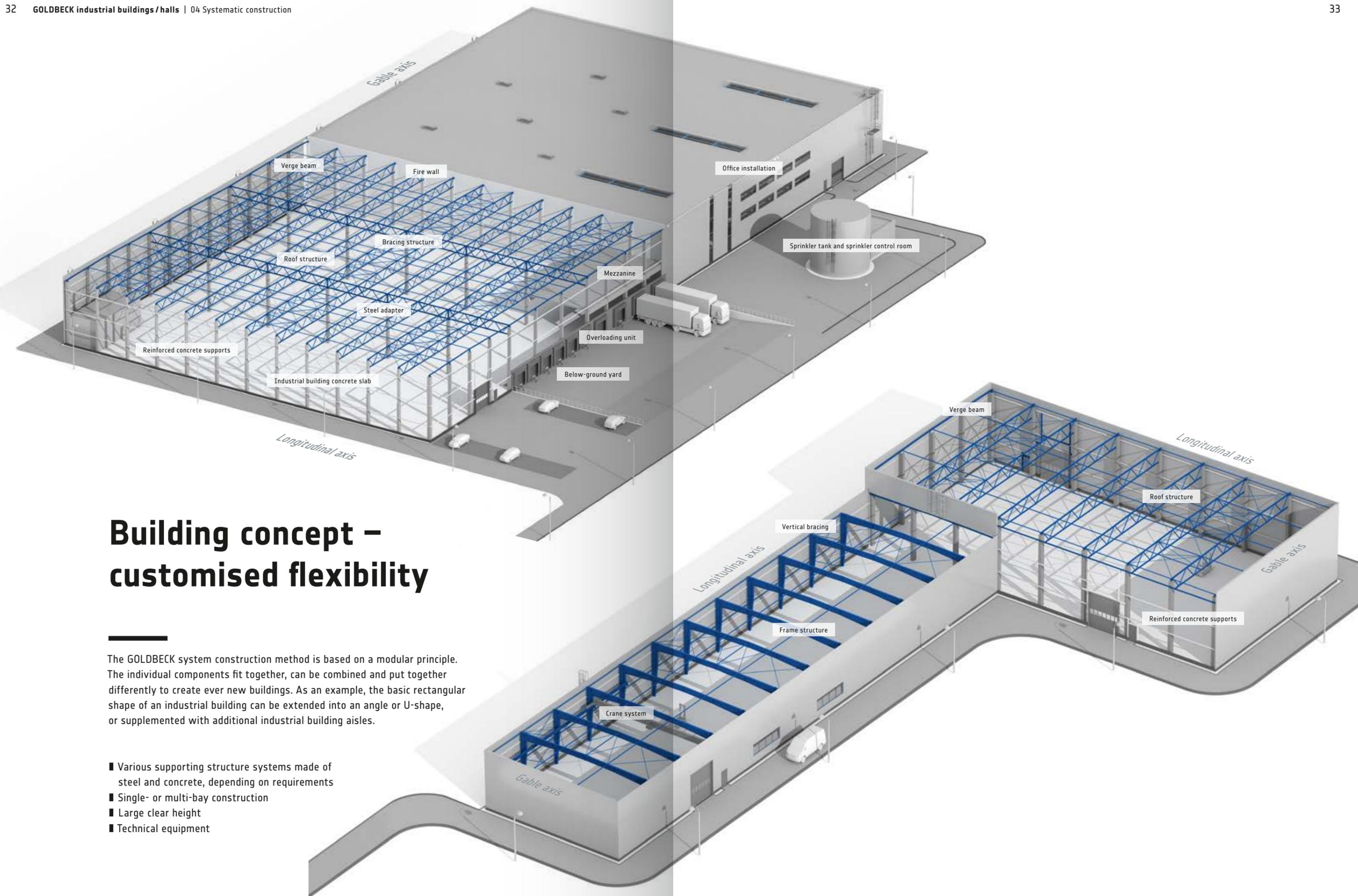


# Systematic construction 04

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## Individuality included

Every GOLDBECK industrial building is unique. They are based on a clever construction system with systematised elements. This perfectly coordinated modular system is the reason why we can build customised industrial buildings quickly and cost-effectively, while also guaranteeing consistently high quality.



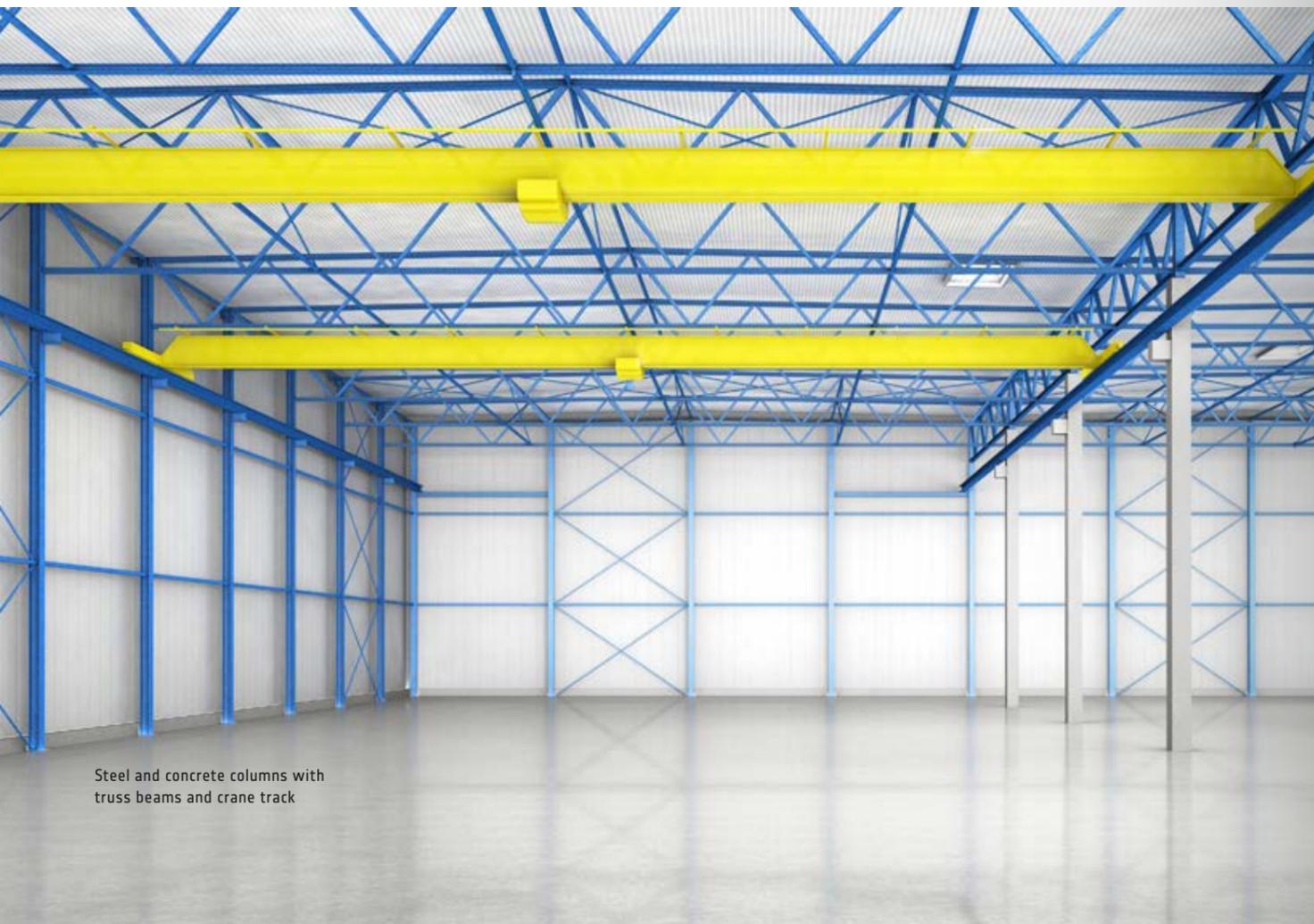
## Building concept – customised flexibility

The GOLDBECK system construction method is based on a modular principle. The individual components fit together, can be combined and put together differently to create ever new buildings. As an example, the basic rectangular shape of an industrial building can be extended into an angle or U-shape, or supplemented with additional industrial building aisles.

- Various supporting structure systems made of steel and concrete, depending on requirements
- Single- or multi-bay construction
- Large clear height
- Technical equipment



Reinforced concrete columns with truss beams



Steel and concrete columns with truss beams and crane track

## Supporting structure – safety in steel and concrete

The supporting structure is the basic framework for every industrial building. It ensures stability – even under high loads. For every type of industrial building, our structural engineers determine the most economical interaction between the span, load-bearing capacity and column clearance. It goes without saying that we can also take into account integrating building technology and installing crane systems.

- Optimal and economical integration between the span, load-bearing capacity and column clearance
- Integration of building technology at truss level
- Installation of crane systems/conveyor technology

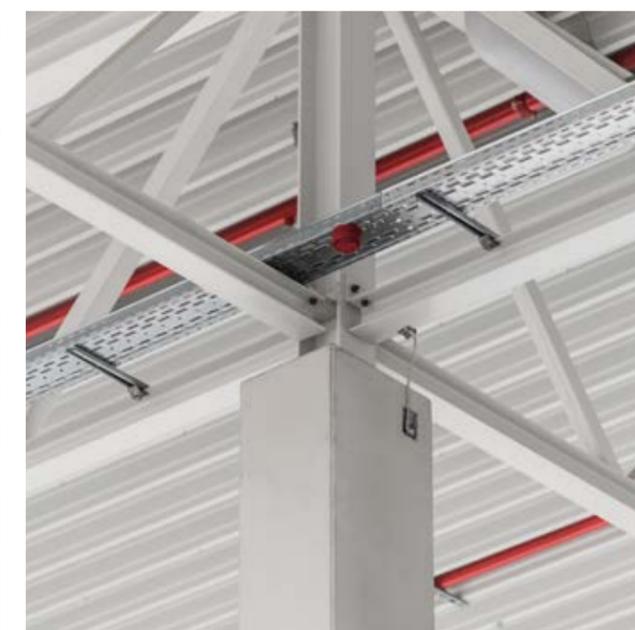
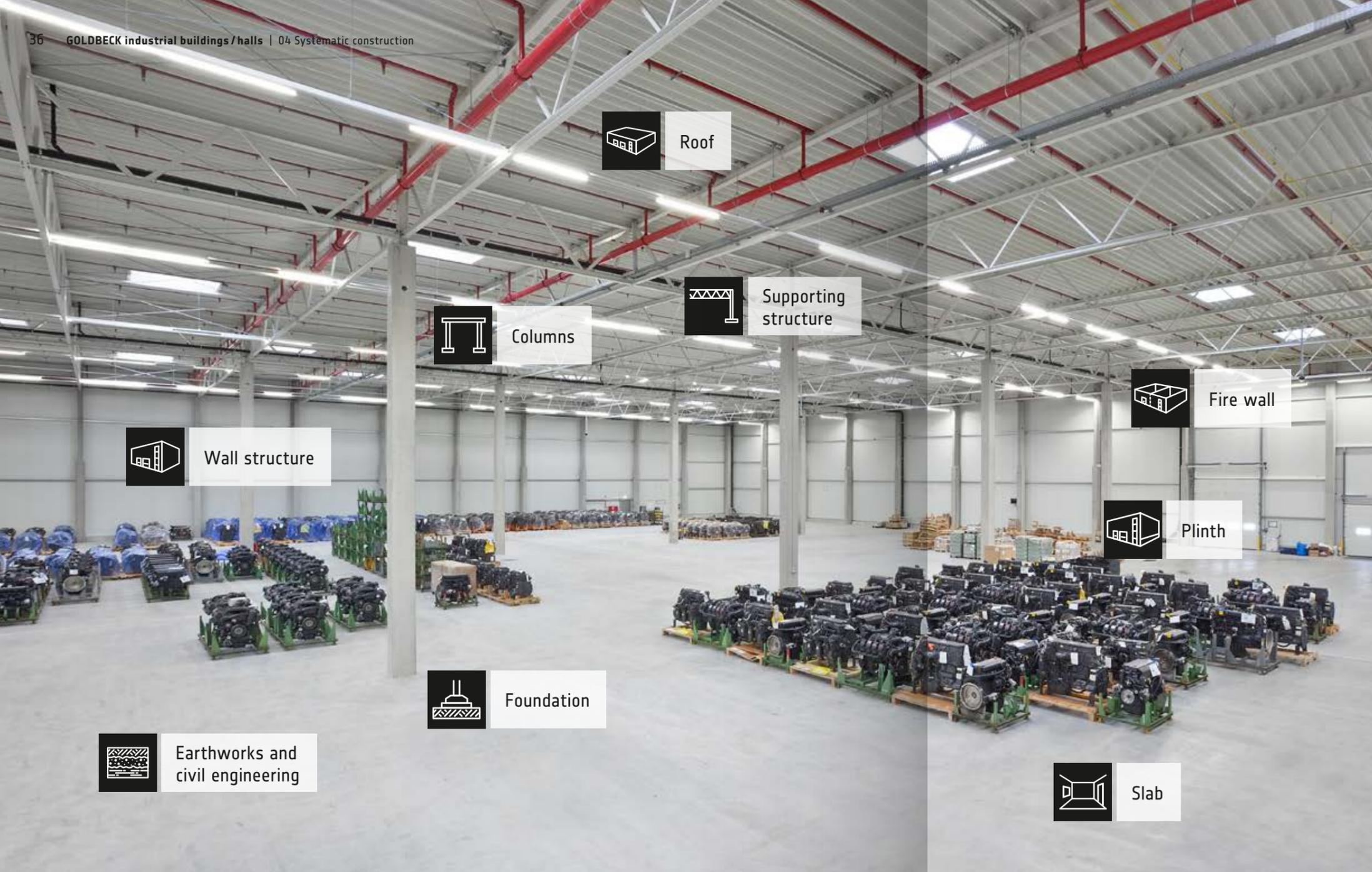


Reinforced concrete column with truss beams

Steel column with truss beams



Frame structures: truss beam and crane track (top) and with solid wall profiles (bottom)



# Construction – everything that lasts

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A GOLDBECK industrial building offers you optimum conditions to ensure a sustainably successful business. Why is that the case? Because we pay particular attention to every detail. No matter whether it is civil engineering, the supporting structure, fire wall, slab or roof. We think both holistically and interdisciplinarily, and rely exclusively on materials that have been tried and tested many times.

## Industrially produced, perfectly installed

The automotive industry sets the perfect example for us to follow: Vehicles are produced not just once, but in series. Optimised production lines ensure quality, details are clarified and all machines, materials and tools are in the right place. Production processes are undisturbed by wind and weather, and the working environment is set up perfectly to accommodate all types of movement. In fact, GOLDBECK has been demonstrating that this approach also works in the construction industry for over 50 years. We assemble our industrial buildings from industrially precast, well-conceived system components. They are created in our own plants and then assembled on the construction site. This is the key to creating particularly economical buildings of consistent quality that can be built in no time. And since our system remains discreetly in the background, there is plenty of scope for creative architecture and contemporary design.



# Future-oriented equipment

# 05



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## Everything inside and out

What do I need? Which technology is appropriate? How can my requirements be implemented cost-effectively? There are many issues to consider when equipping an industrial building. Our experts will advise you on technology, safety, efficiency and appearance. You will benefit from the combination of proven standards and innovative concepts.



## Room structure – systematic free space

What are your requirements for individual sections of the industrial building? How much free space do you need? Where is the best place for social rooms? A well-thought-out structure is a prerequisite for successful business activity. We provide you with the space you need: industrial buildings that combine short routes, sensible partitions and a good working atmosphere.



Refrigeration cell, clean room, mezzanine and sliding fire protection gate



 Sun protection systems

 Continuous rooflights/domes

 Vertical ladders

 Projecting roofs

 Façade light bands

 Windows and window strips

 Doors

 Loading technology

 Gates

Vertical light bands, continuous rooflights/domes and projecting roof



## Building shell – form meets function

What would a beautiful face be without inner beauty, too? GOLDBECK façades are not only visually appealing, but also offer a wide range of technical properties. The optimal insulation, tailored for use as an industrial building, helps to save energy and ensures a comfortable working climate. A tailored lighting concept is part of our overall planning – for a bright, healthy and productive working atmosphere. Façade additions such as canopies and ladders complete the building shell.

# Industrial building equipment – turnkey from a single source

Only the right design makes an industrial building efficient. It's good that you can count on our extensive industry experience. Whether automotive parts or plastic materials, foodstuffs or pharmaceuticals, warehousing or production – we know all about footprints, maintenance walkways, power supplies and the requirements for the industrial building concrete slab. We are also happy to deal with cranes, compressed air systems, mechanical construction elements or the fixtures for office and social rooms. We will equip your industrial building with everything you need – functionally and cost-effectively.



Crane system, platform, shelving and floor coating



 Crane systems

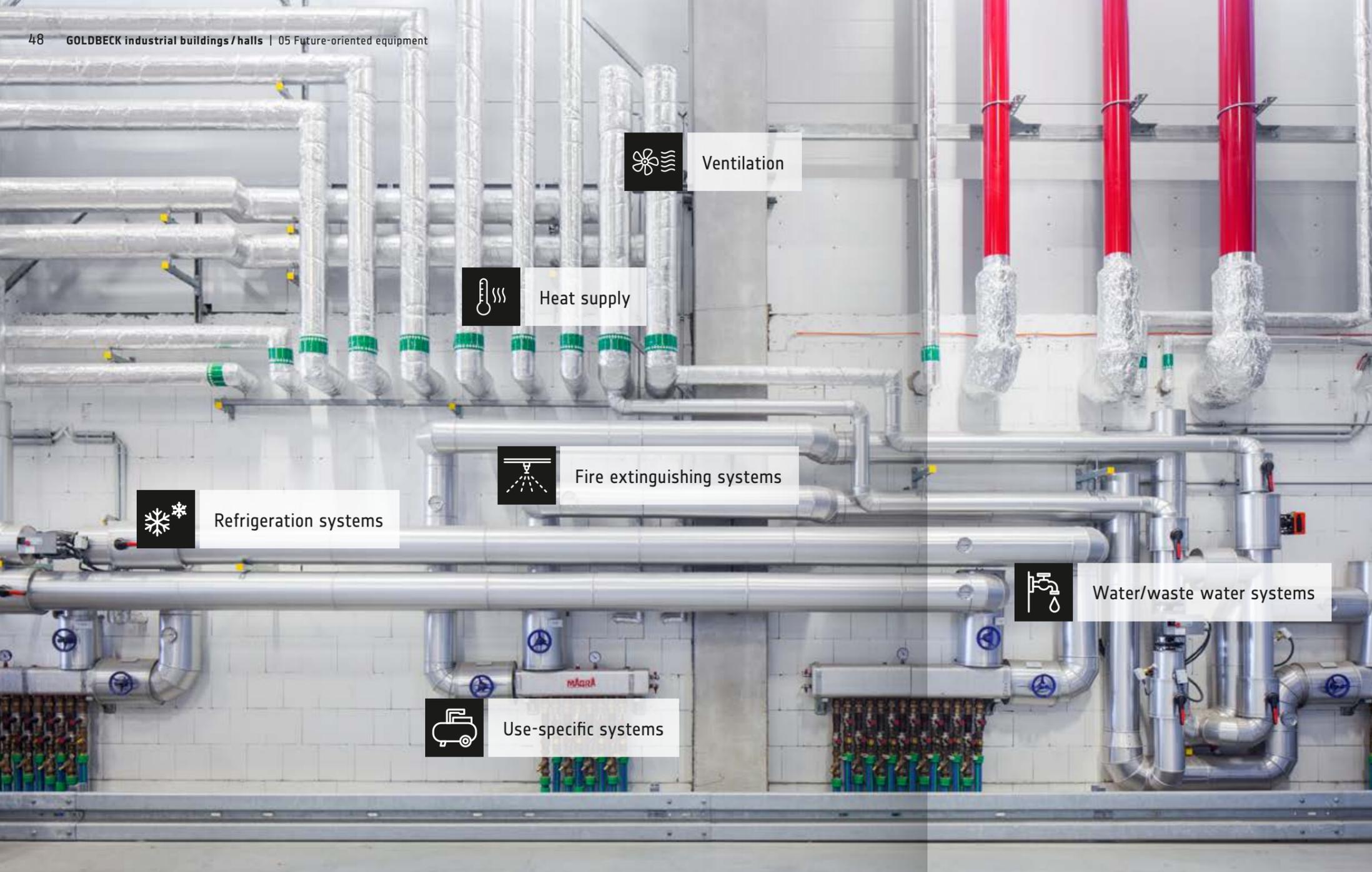
ABUS 51

 Platforms

 Shelving

 Forklift truck

 Floor coating



Ventilation



Heat supply



Fire extinguishing systems



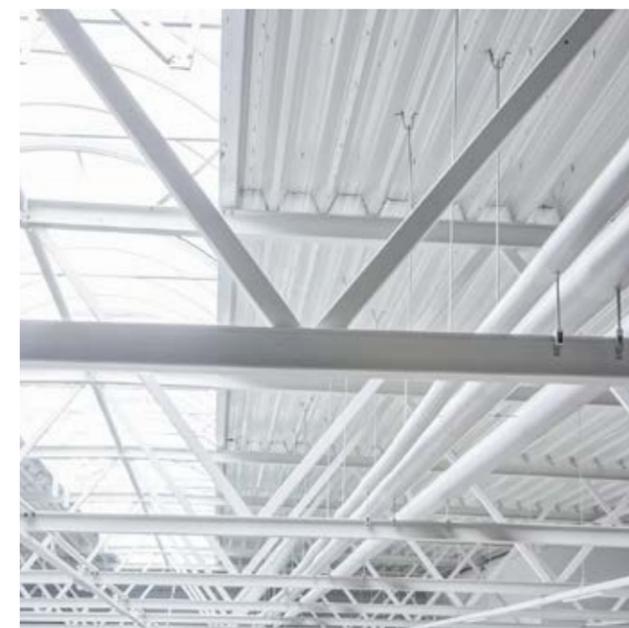
Refrigeration systems



Water/waste water systems

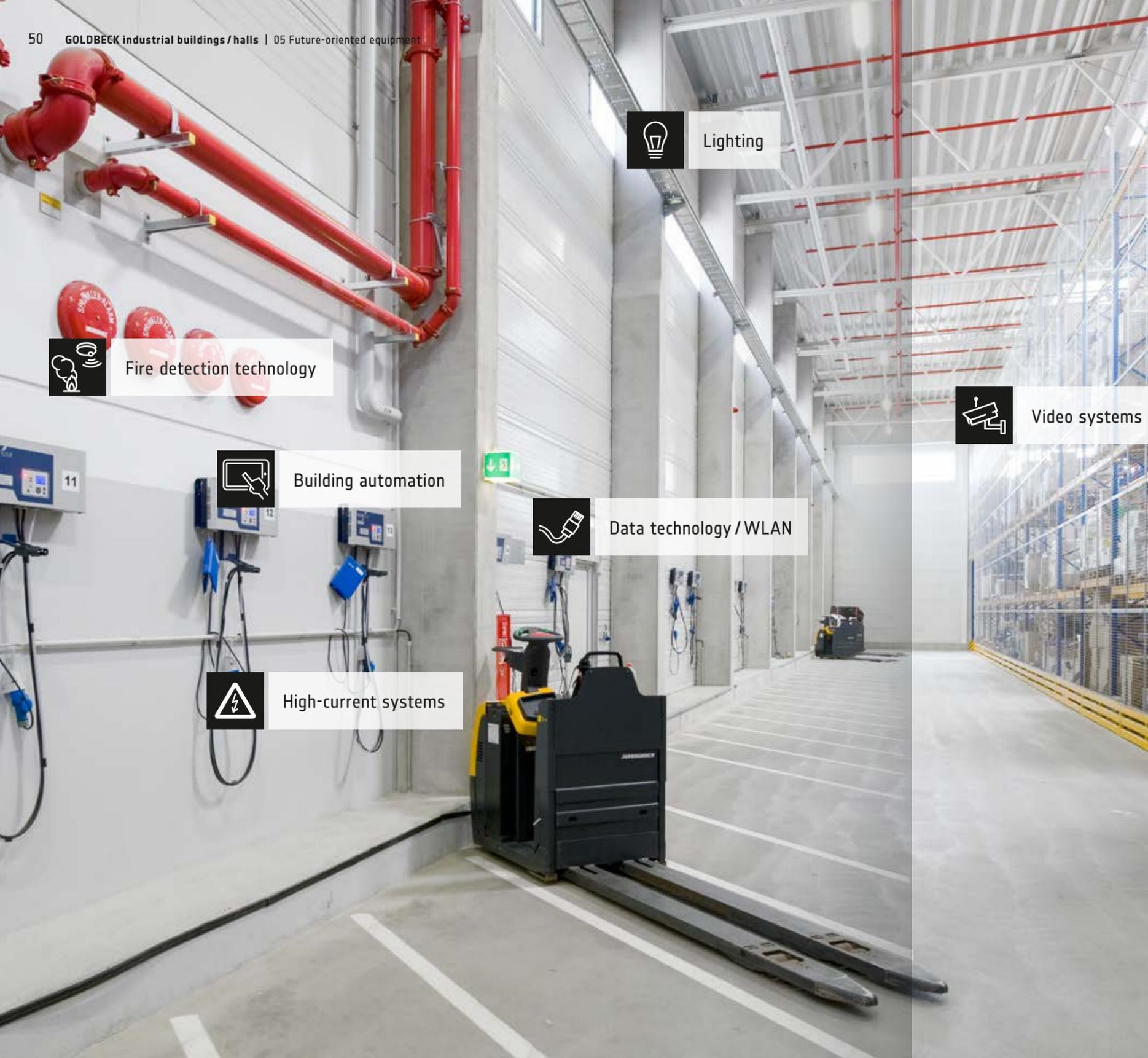


Use-specific systems



## Supply technology – keeping a close eye on usage

Water, heat, technical gases, fresh air – to us, supply technology is an integral part of the overall concept. Our planners work closely with Facility Management experts from the very beginning. In interdisciplinary teams, we consider how to use your industrial building in the most sensible and economical way. This creates a building in which all the technology is interlinked in the best possible way and adapted to the structural conditions. It's worth it.



 Lighting

 Fire detection technology

 Building automation

 Data technology / WLAN

 High-current systems

 Video systems



## Electrical engineering – powered up

Production facilities, lighting, office communication, video surveillance, burglary protection, fire protection – nothing works without power. We will power up your industrial building perfectly. Electrical engineering is an integral part of our building concept, even as early as the planning phase. This allows us to channel the energy in the right direction and provide you with well-thought-out technology for measuring, controlling and regulating. And by extension, the prerequisites for operating your building energy-efficiently.



## Outside facilities – open-area designs

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The outside facilities also influence your company's appearance. Wide access roads, ample parking, sturdy fences – we know what matters. But you can also trust us to design your free areas. From tasteful planting to scenic lighting, we will lend your building a coherent yet low-maintenance backdrop.

## Energy concept – sustained success

We focus on industrial buildings that are profitable. A clever energy concept is your way to achieve this. Which power supply is recommended? How can we use existing energy? Where can energy be sensibly conserved? We will provide answers to these crucial questions during the planning phase. It is up to you to decide how far we go towards embracing sustainability as part of our planning work. We would also be happy to construct a CO<sub>2</sub>-neutral building for you, which covers up to 90 % of its own electricity needs via solar power that can also be used by the building itself thanks to battery storage. For us, it is important to find solutions that make sense both economically and ecologically.

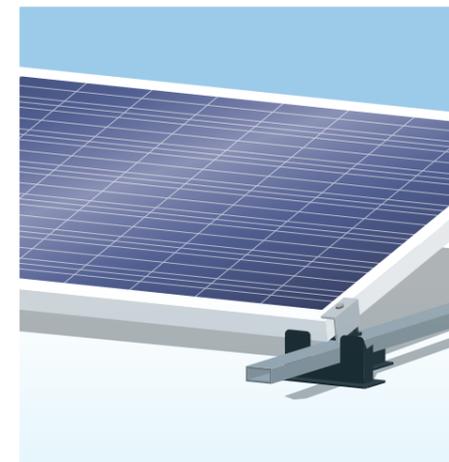


- Energy consultation
- Building simulation to develop optimal energy concepts
- Energy generated via a solar power system, combined heat and power plant, or heat pump
- Energy saved by avoiding losses
- Using existing energy, e. g. waste heat from machines
- DGNB (German Sustainable Building Council) multiple certification



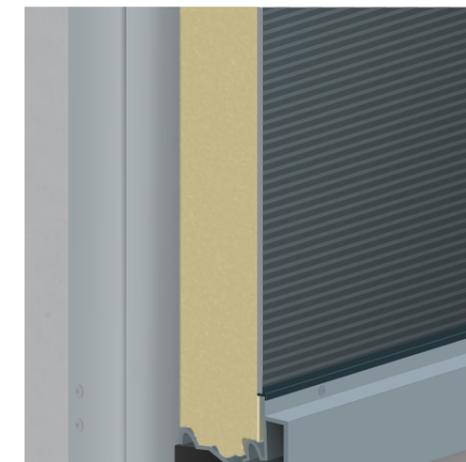
### Energy generation

At GOLDBECK, the building and solar power system come from a single source. The mounting system is adapted to suit the industrial building's roof construction.



### Energy saving

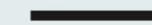
Insulation in the roof, walls and slab tailored to the industrial building's use reduces heat loss and thus helps to use energy efficiently.



BREEM®

# Support and operation

# 06



## **We won't leave you alone**

Production facilities and warehouses are highly complex buildings given the technical equipment required, as well as the electricity and power supply. We won't leave you alone! GOLDBECK's Commissioning Managers will accompany you step by step: from the planning and acceptance stages through to ensuring your property is operating successfully.

# Commissioning Service – the perfect start

As the keys are handed over, the questions follow suit. After all, new buildings are highly complex “organisms” who do not function in a self-explanatory way. GOLDBECK’s Commissioning Service supports you along the way to successfully implementing the standard operation of your property.

## Phase 1

### Design

The basis for building operation is incorporated into the building design. A Commissioning Manager will therefore advise you proactively.

## Phase 2

### Commissioning and handing over

Acting as a partner by your side, a Commissioning Manager checks whether the technical equipment and systems are optimally set up for the building to be operational.

## Phase 3

### Operation in the 1st year

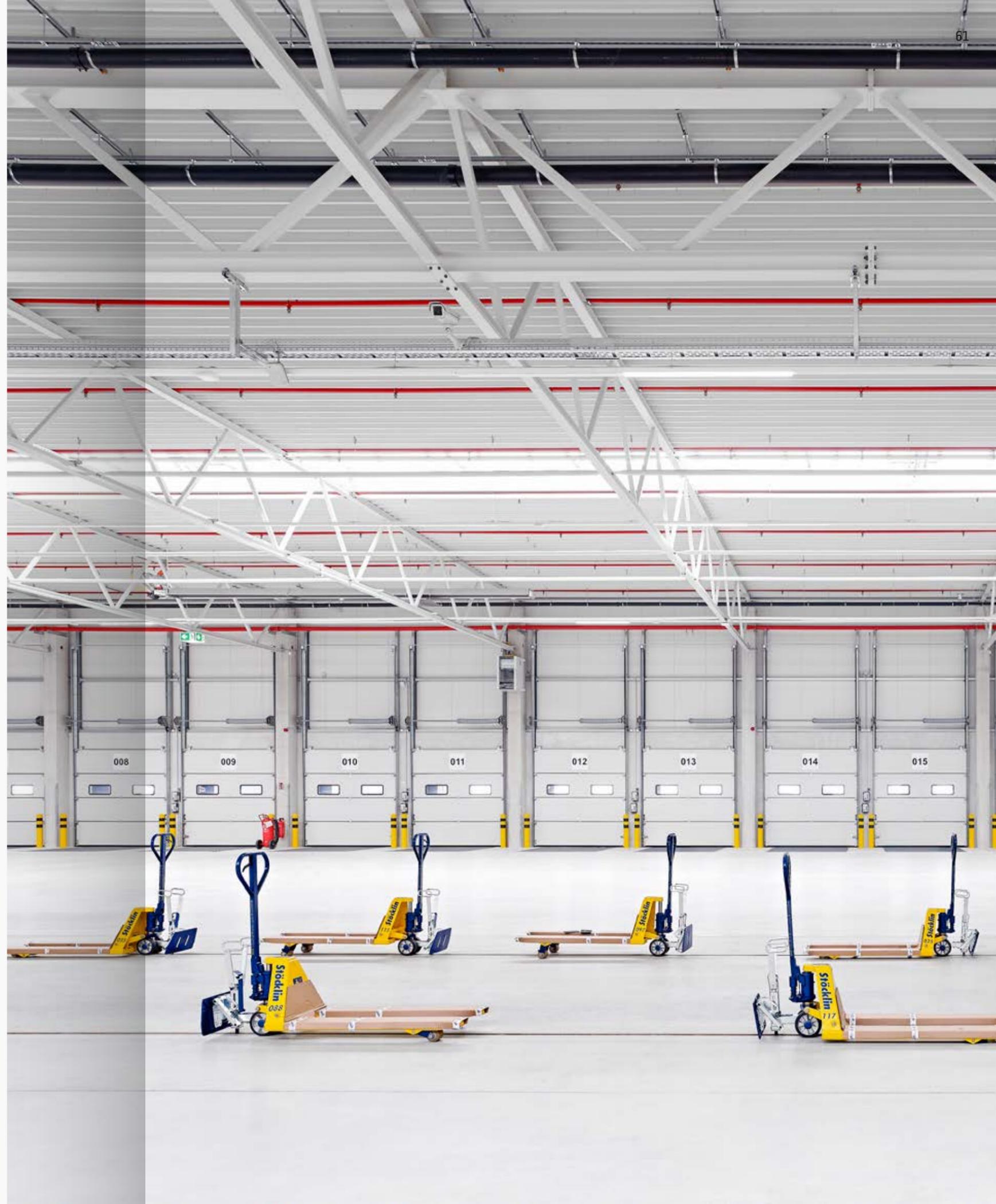
In the first year, a Commissioning Manager controls and optimises all essential components of the building operation.



## Facility management – everything under control

Would you like to focus more on your day-to-day business and feel reassured that your industrial building is being cared for and maintained as best as possible? Then you ought to talk to our GOLDBECK Building Management team. Our colleagues will guarantee that everything runs smoothly, from technical systems to operational safety.

- Building maintenance
- Quality control
- Cleaning
- Winter service



# References

# 07



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## Space for productivity

On average, GOLDBECK builds over 250 new logistics and factory buildings in Europe every year. Every industrial building is perfectly adapted to meet its individual usage requirements – this is how we lay the foundations for productive business activity.



### InfraServ

84508 Burgkirchen an der Alz, Germany  
 2,300 m<sup>2</sup> gross floor area  
 Built in: 2021



### BST eltromat International

33729 Bielefeld, Germany  
 13,081 m<sup>2</sup> gross floor area  
 Built in: 2020





**VGP**

6678 PK Oosterhout, The Netherlands  
70,000 m<sup>2</sup> gross floor area  
Built in: 2020



**Tiemex**

6902 KL Zevenaar, The Netherlands  
14,500 m<sup>2</sup> gross floor area  
Built in: 2020



**Gazeley**

6902 KJ Zevenaar, The Netherlands  
47,300 m<sup>2</sup> gross floor area  
Built in: 2020



**Jonas & Redmann**

12487 Berlin, Germany  
8,000 m<sup>2</sup> gross floor area  
Built in: 2020



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**Working together for success**

Creative ideas in your head, proven solutions at your fingertips and a strong partner by your side – start your industrial building project together with us. We look forward to working with you.

**GOLDBECK –  
the company**

**08**





# More on GOLDBECK industrial buildings

Learn more about GOLDBECK's approach to industrial building construction in the "Industrial building façades" brochure and on the GOLDBECK website.



More information about industrial buildings:  
[goldbeck.de/en/industrial-buildings](http://goldbeck.de/en/industrial-buildings)



All of our brochures can be found online:  
[goldbeck.de/en/company/newsroom](http://goldbeck.de/en/company/newsroom)

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