

Thema: Loosdorf, Schisernig

New tenant for Green Logistics Park



Gourmet moves into refrigerated logistics space in Loosdorf – more than €100 million invested in the site since 2022.

The “Green Logistics Park” in Loosdorf, Lower Austria, has gained another tenant. GMS Gourmet GmbH will occupy 4,510 square meters of refrigerated logistics space in the third phase of the logistics park.

The groundbreaking ceremony for Phase III took place on Tuesday together with the project developers F & S Real Estate Solutions GmbH and Schisernig Real Estate Investor, as well as representatives of the local municipality.

Gourmet plans to move into the additional warehouse by the end of 2026. A large portion of the energy requirements will be covered by a photovoltaic system. Managing Director Hannes Hasibar explained: “For us as a sustainable company, this is another step towards CO₂ reduction.” He also emphasized the collaboration with the project partners and the municipality in implementing the project.

Investor Walter Schisernig described the Green Logistics Park as one of the larger business developments in Lower Austria in recent times. Together with F & S, they acquired and further developed a site of more than 20 hectares. In addition to adapting an existing building with approximately 55,000 square meters of usable space, three new logistics halls with a total area of about 15,000 square meters have been under construction since 2022. “There is currently high demand, especially for investments in logistics real estate,” said Schisernig.

F & S Managing Director Alexander Liebewein pointed to changed conditions since the COVID-19 pandemic. „Experiences with unstable supply chains have led companies to optimize their regional availability and therefore require additional logistics space,” said Liebewein. In recent years, the company has developed several logistics locations along Austrian highways and in metropolitan areas.

The local community also views the development positively. Mayor Thomas Vasku emphasized the importance of external investment for municipal development. „We need external investment to be able to support the quality of life in the town,” said Vasku. Once fully operational, the municipality expects rising revenues from local taxes, which make up a significant portion of the municipal budget.

At the same time, the project developers criticized the framework conditions for logistics properties in Austria.

Schisernig spoke of a persistent imbalance between supply and demand. „People complain about a lack of investment, but don’t provide sufficient support to investors where there is an urgent need,” he said.

Liebewein specifically pointed to lengthy and complex approval processes, which lead to delays even on already designated land. From the developers’ perspective, there is a need for political action at the regional and national levels.