



HALL OF FAME

EVENT &
GEWERBELOCATION





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The Highlights

- Total site area of approx. 3,592 m²
- Around 1,180 m² of versatile usable space
- Showroom, workshop, office, and event space
- Newly landscaped outdoor area with a water feature
- Garden areas with seating and a children's play area
- Ample parking directly on-site
- Indoor and outdoor display areas
- Additional parking options nearby
- Smart control systems for building technology and more
- Modern lighting technology for impressive presentations
- Security system featuring cameras and alarms
- Bar and mezzanine area for events
- Commercial kitchen for catering and events
- Private garage and storage areas at the rear
- Location in an industrial zone offering valuable operational flexibility
- Flexible use for business, automotive, and events



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Introduction

The Hall of Fame in Singen is no ordinary commercial property, but a newly developed space with character, impact, and exceptional versatility. Here, a modern showroom, high-quality event spaces, prestigious office areas, workshop and garage facilities, and a newly designed outdoor area come together to form a venue that goes far beyond traditional event or commercial uses.

Whether as a stage, an automotive facility, an event venue, a corporate headquarters, or a hybrid operational concept, this property offers space for ideas that demand more than the standard. Spacious hall areas, smart technology, atmospheric lighting, a bar area, an industrial kitchen, modern restroom facilities, outdoor spaces, and parking options create a foundation where presentation, work, hospitality, experiences, and rentals can be combined in a unique way. A place for people who are looking for more than just commercial space—namely, a unique setting for work, socializing, presentations, and special occasions.

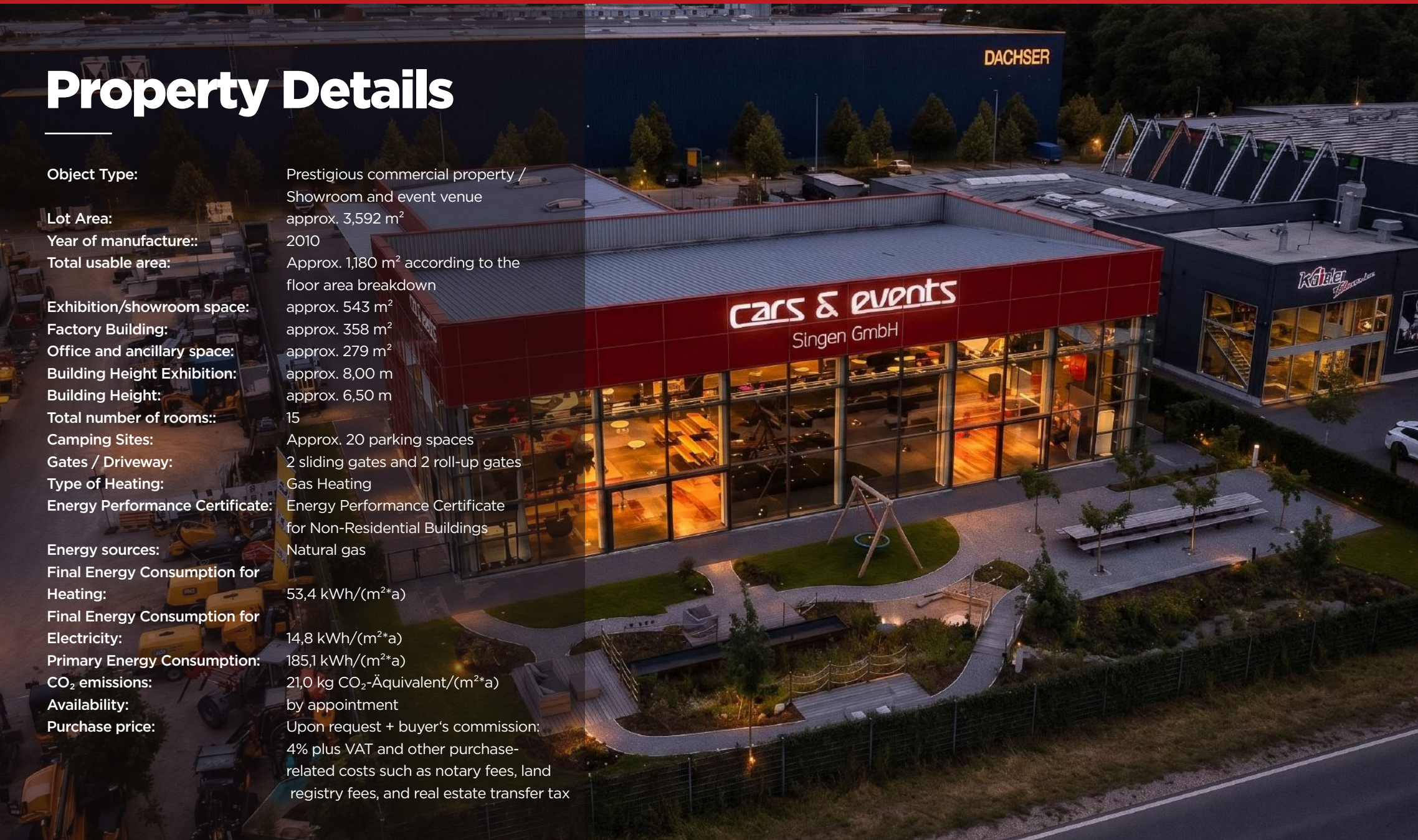


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Property Details

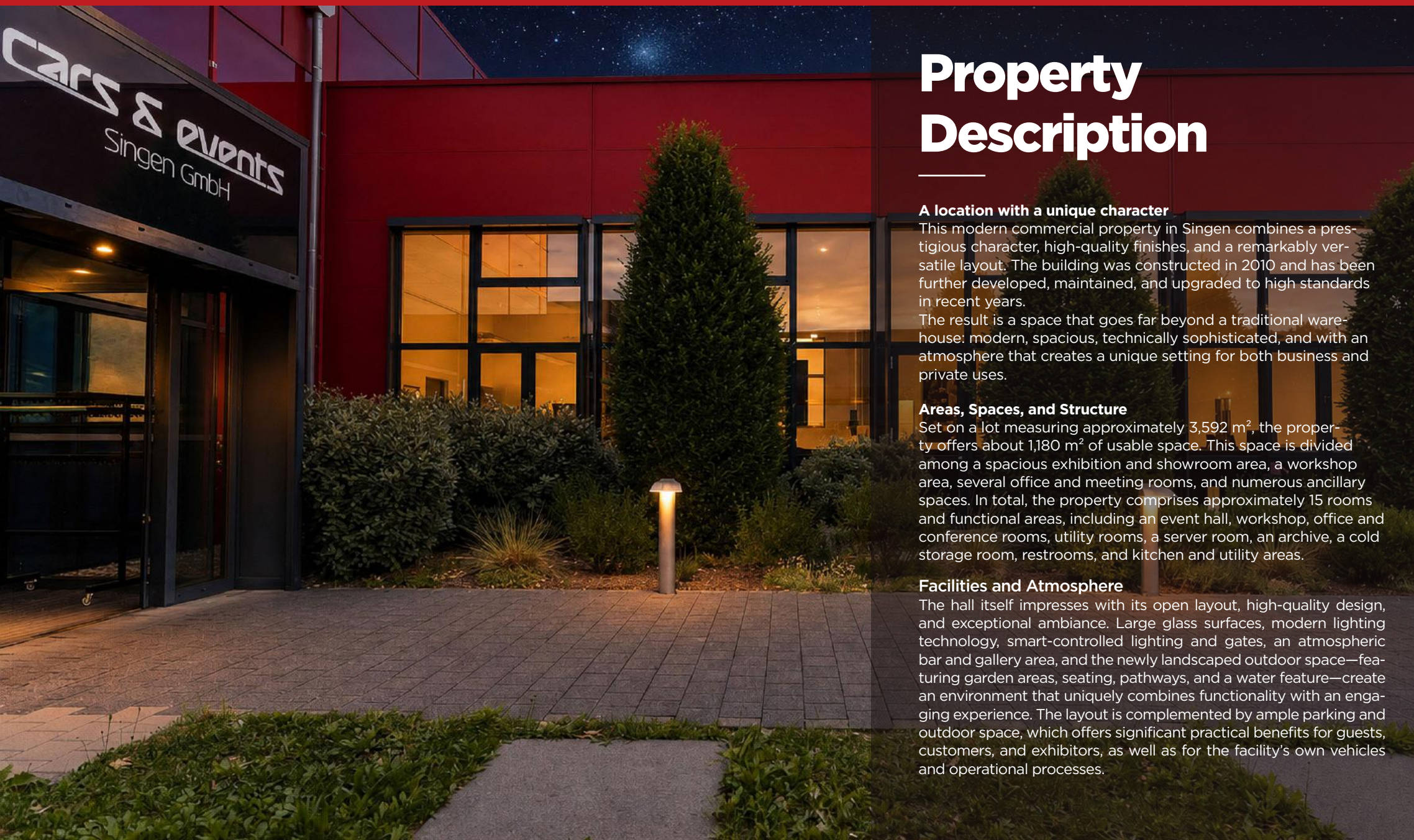
Object Type:	Prestigious commercial property / Showroom and event venue
Lot Area:	approx. 3,592 m ²
Year of manufacture::	2010
Total usable area:	Approx. 1,180 m ² according to the floor area breakdown
Exhibition/showroom space:	approx. 543 m ²
Factory Building:	approx. 358 m ²
Office and ancillary space:	approx. 279 m ²
Building Height Exhibition:	approx. 8,00 m
Building Height:	approx. 6,50 m
Total number of rooms::	15
Camping Sites:	Approx. 20 parking spaces
Gates / Driveway:	2 sliding gates and 2 roll-up gates
Type of Heating:	Gas Heating
Energy Performance Certificate:	Energy Performance Certificate for Non-Residential Buildings
Energy sources:	Natural gas
Final Energy Consumption for Heating:	53,4 kWh/(m ² *a)
Final Energy Consumption for Electricity:	14,8 kWh/(m ² *a)
Primary Energy Consumption:	185,1 kWh/(m ² *a)
CO ₂ emissions:	21,0 kg CO ₂ -Äquivalent/(m ² *a)
Availability:	by appointment
Purchase price:	Upon request + buyer's commission; 4% plus VAT and other purchase- related costs such as notary fees, land registry fees, and real estate transfer tax





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Property Description

A location with a unique character

This modern commercial property in Singen combines a prestigious character, high-quality finishes, and a remarkably versatile layout. The building was constructed in 2010 and has been further developed, maintained, and upgraded to high standards in recent years.

The result is a space that goes far beyond a traditional warehouse: modern, spacious, technically sophisticated, and with an atmosphere that creates a unique setting for both business and private uses.

Areas, Spaces, and Structure

Set on a lot measuring approximately 3,592 m², the property offers about 1,180 m² of usable space. This space is divided among a spacious exhibition and showroom area, a workshop area, several office and meeting rooms, and numerous ancillary spaces. In total, the property comprises approximately 15 rooms and functional areas, including an event hall, workshop, office and conference rooms, utility rooms, a server room, an archive, a cold storage room, restrooms, and kitchen and utility areas.

Facilities and Atmosphere

The hall itself impresses with its open layout, high-quality design, and exceptional ambiance. Large glass surfaces, modern lighting technology, smart-controlled lighting and gates, an atmospheric bar and gallery area, and the newly landscaped outdoor space—featuring garden areas, seating, pathways, and a water feature—create an environment that uniquely combines functionality with an engaging experience. The layout is complemented by ample parking and outdoor space, which offers significant practical benefits for guests, customers, and exhibitors, as well as for the facility's own vehicles and operational processes.



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Property Description

Usage Concepts and Potential

The property's versatility is particularly interesting. In addition to serving as a prestigious corporate headquarters, showroom, workshop, warehouse, or commercial space, the property also offers opportunities for high-end events, presentations, and exclusive operational concepts. Possible uses include corporate events, product presentations, in-house trade shows, lectures, seminars, networking events, public viewings, sports broadcasts, private celebrations, weddings, birthdays, gourmet evenings, photo and video productions, as well as select client and VIP events.

Work, present, host, and operate

The combination of a large open space, offices and ancillary rooms, an industrial kitchen, modern restroom facilities, a bar and gallery area, outdoor space, parking areas, and workshop facilities creates a unique opportunity for buyers looking for more than just commercial space. Here, you can combine work, presentations, receptions, hospitality, celebrations, exhibitions, and operations all in one location.

Industrial area with expanded scope

A key advantage of the venue is its location in an industrial area. Compared to event spaces near residential areas or in the city center, this provides significantly greater flexibility in terms of timing and operations. This is a significant advantage, particularly for evening events, corporate events, public viewings, private parties, or larger client events, as there is no traditional curfew as found in more sensitive locations. The specific use of the space—particularly in cases of regular third-party rentals, public events, alcohol service, or music events—must be reviewed on a case-by-case basis in accordance with regulatory requirements and hospitality laws.





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Property Description

Potential for Returns Through Rental to Third Parties

In addition to owner-occupancy, the property also offers attractive opportunities for income-generating management. Thanks to the combination of warehouse space, outdoor facilities, a bar and gallery area, an industrial kitchen, restroom facilities, parking, and a prime location, select events, corporate functions, presentations, or private gatherings can serve as an additional source of income. A sample breakdown provided for a two-day high-end client event shows gross revenue of over €33,000. While this example does not constitute a guarantee of earnings, it illustrates the economic potential that the location can offer with professional marketing, a suitable operational structure, and use approved by the authorities.

For homeowners, business owners, and operators

This property is designed for individuals and companies seeking a unique location: as a private space for special experiences, a prestigious corporate address, an event venue, a showroom, an operator-managed concept, or a hybrid combination of owner-occupancy and selective third-party leasing.





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Ideas for use

The usage ideas listed below are based on actual bookings from the business's day-to-day operations. Naturally, these can be expanded upon to suit your needs.



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NO CLOSING
TIME, NON-STOP
PARTIES.





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YOUR COMPANY
EVENT WILL BE
A STAR.





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A ROMANTIC
SETTING FOR
YOUR WEDDING





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A PLACE
FOR CAR
ENTHUSIASTS.





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MODERN OFFICE
AND CONFERENCE
ROOMS





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The Workshop

The spacious hall area offers room not only for cars, but also for any other equipment used in your business.





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CARS,
MACHINES
AND MORE.





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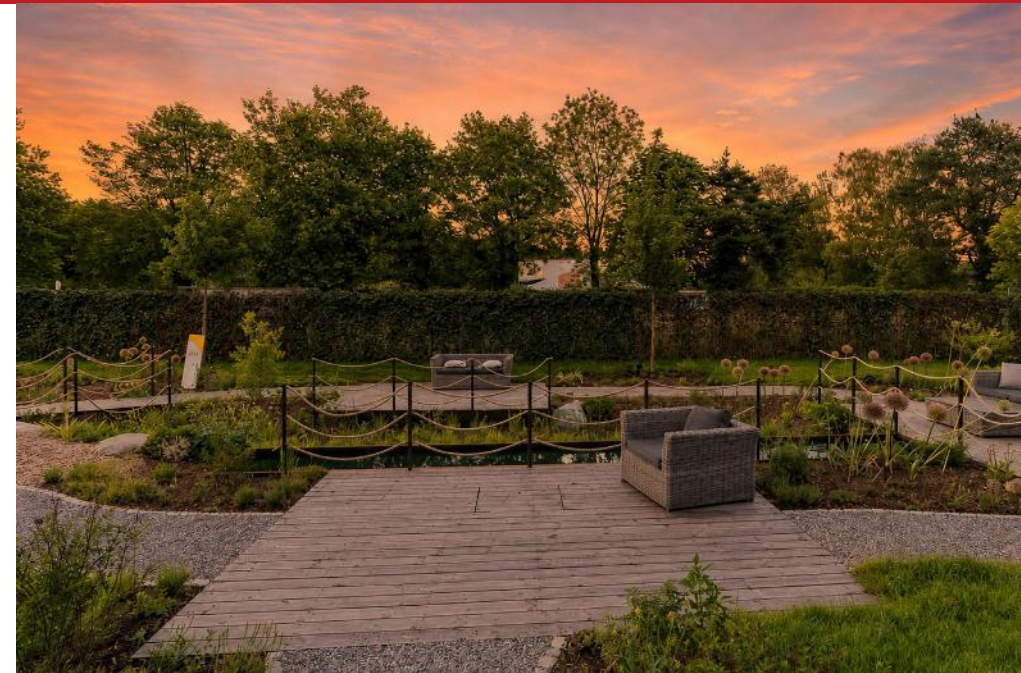
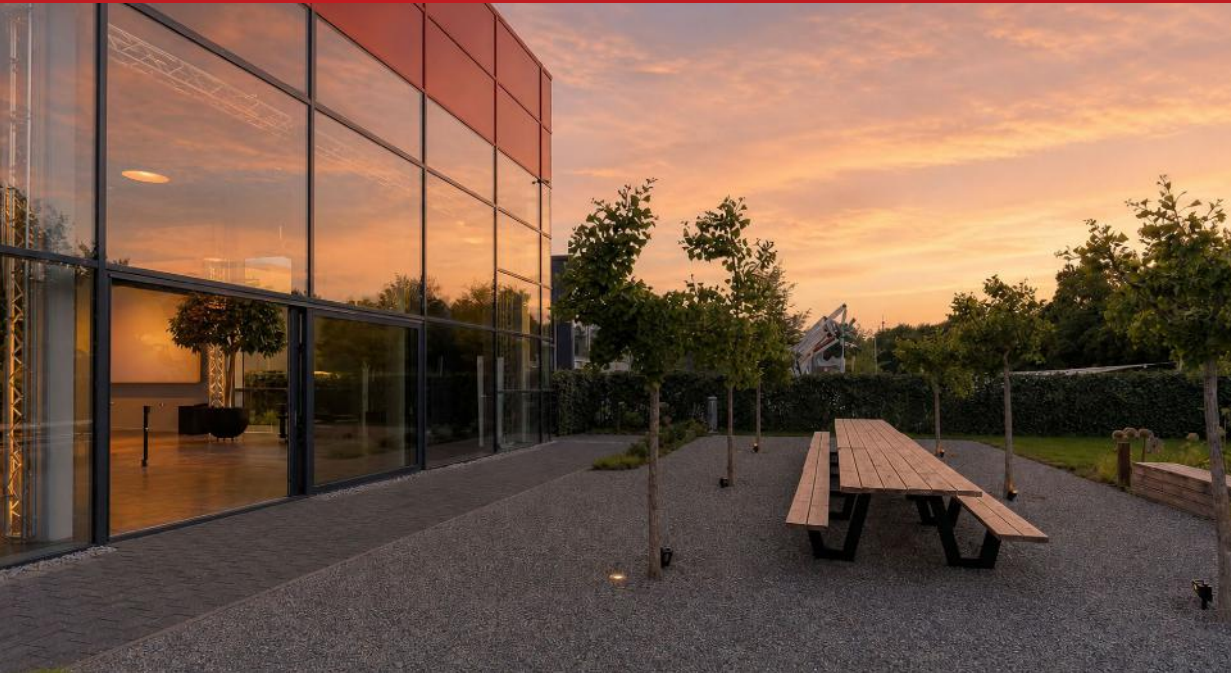
The outdoor area

The newly laid-out garden is much more than just an open space;
it is a small, illuminated paradise.



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WATER, DESIGNER
FURNITURE, A
PLACE TO RELAX,
AND MORE





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Location

The property is situated in an established industrial area of Singen, on Josef-Schüttler-Straße. The surrounding area is characterized by commercial and industrial uses, functional business premises, and a robust operational infrastructure.

For a property with potential for showrooms, workshops, commercial operations, and events, this location offers distinct advantages: good accessibility, commercial suitability, and greater operational flexibility compared to locations near residential areas or in the city center.

Singen as a business location

Singen has a population of around 48,000 and is one of the key business locations in the Hegau region and the western Lake Constance area. The city's economy is characterized by industry, small and medium-sized enterprises (SMEs), retail, and services, supported by a broad regional catchment area. According to data from „Singen aktiv,“ the local business landscape comprises approximately 1,950 enterprises.

These include numerous small and medium-sized businesses as well as several major employers with workforces ranging from 250 to over 500 people. Consequently, this property benefits from a significant pool of potential corporate clients, event partners, users, and tenants. Singen's market and catchment area encompasses around 340,000 inhabitants, including the adjacent region in Switzerland.



**Josef-Schüttler-Straße 6,
78224 Singen (Hohentwiel)**

→ **Tipp:** Click here to go directly to Google Maps.



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Location

Infrastructure and Connectivity

Singen boasts a well-developed infrastructure featuring retail outlets, restaurants, hotels, services, medical facilities, and municipal amenities. The centrally located CANO shopping center complements these offerings with numerous shops, dining options, and parking facilities. Singen enjoys excellent transport connectivity; the train station provides links to destinations such as Konstanz, Radolfzell, Schaffhausen, Zurich, and Stuttgart. Additionally, the nearby Hegau motorway interchange offers rapid access to the A81 and A98 motorways and the B33 federal highway.

Hegau, Lake Constance, and Switzerland

Singen is located in the Hegau region, situated between Lake Constance, a volcanic landscape, and the Swiss border. Radolfzell, Konstanz, Stockach, Engen, Gottmadingen, Schaffhausen, and the Swiss border region fall within its extended catchment area. Consequently, the location combines industrial utility with regional reach, proximity to Lake Constance, and access to the Swiss economic area. For owner-occupiers, entrepreneurs, and operators, this creates a versatile base catering to local, regional, and cross-border demand.



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This property is being marketed exclusively
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Sebastian Hirsch



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Transparency and legal framework

This property brochure has been prepared based on the information available to us. All property details, floor areas, floor plans, images, visualizations, potential uses, specifications regarding fixtures and fittings, as well as planning, operational, and development prospects, are based on information and documentation provided by the owner, their representatives, or third parties. As the real estate agency, we have not independently verified these details regarding structural, legal, tax, economic, fire safety, or permitting aspects. The owner (or their authorized representatives) bears responsibility for the accuracy, completeness, and currency of the information provided. Publication is based on the approved property information.

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All illustrated concepts regarding fit-out, usage, events, showrooms, automotive applications, hospitality, operations, landscaping, outdoor facilities, presentations, or leasing are non-binding possibilities. They do not constitute a commitment regarding the existing state, eligibility for permits, economic viability, occupancy rates, yield, operational feasibility, or future use. According to available documentation, the property is located in an industrial zone. This may allow for broader operational usage options compared to locations near residential areas or city centers. Nevertheless, all specific uses—particularly regular third-party rentals, public events, musical events, the serving of beverages, hospitality services, catering, public screenings, weddings, trade fairs, seminars, or other event formats—must be assessed independently regarding official approvals, hospitality regulations, fire safety requirements, and public order regulations.

Any indications regarding the absence of or relaxed curfew restrictions, operational flexibility, or event-related advantages associated with the industrial zone location are based on currently available information and do not constitute binding official confirmation. The applicable statutory provisions, municipal regulations, permits, conditions, and official rulings are the authoritative standards.

Visualizations, mood images, AI-generated renderings, and illustrative scenarios—such as those for furnishings, events, landscaping, showrooms, trade fairs, public viewing areas, or general usage—serve solely to illustrate potential concepts. They do not represent the current state of the property, approved plans, guaranteed specifications, or a binding description of services.

Any sample calculations, cost breakdowns, investment assumptions, or projected revenues mentioned in the sales brochure or supplementary documents are provided for general guidance only and are non-binding. They do not constitute a formal profitability analysis, a guarantee of returns or occupancy levels, a basis for financing, or tax advice. The purchaser is responsible for conducting their own robust assessment of operational viability, potential returns, and investment feasibility with the assistance of qualified professionals.

Information regarding energy performance certificates, land use encumbrances (*Baulasten*), land registry entries, zoning plans, utility connections, parking spaces, gates, technical systems, safety equipment, heating, power supply, outdoor areas, kitchen facilities, sanitary areas, and other amenities is based on available documentation and information provided by the owner. It is strongly recommended that the purchaser conduct their own independent technical, legal, and financial due diligence.

This offer is subject to change and is non-binding. The property is subject to prior sale and price adjustments. We reserve the right to modify planning, permitting, ownership, land registry, encumbrance, usage, or legal status details, and errors and omissions are excepted. A legally binding purchase agreement is concluded solely through a notarized contract of sale.



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The buyer's commission amounts to 4.00% plus statutory VAT, calculated based on the notarized purchase price, unless a different written agreement is reached. The claim to commission arises upon the conclusion of a valid purchase contract resulting from our services in identifying the property or brokering the transaction.

The purchaser is advised to conduct their own independent due diligence prior to concluding the contract. This includes, in particular, examining ownership status, encumbrances, easements, public law building restrictions, land register entries, building fabric, fire safety, permits, usage rights, zoning plans, building regulations, hospitality licensing laws, tax matters, energy and environmental issues, potential soil contamination, insurability, and the feasibility of the planned usage concept.

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This brochure serves to provide initial confidential information and does not constitute legal, tax, technical, structural, regulatory, or economic advice. A binding assessment of the property, its legal status, and the intended use remains the responsibility of the specialist advisors commissioned by the purchaser.





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clients

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