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SEGRO PARK

BERLIN AIRPORT

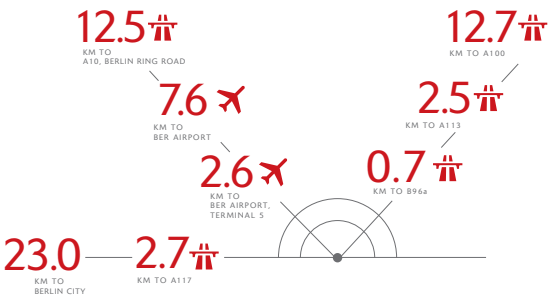
ALEXANDER-MEISSNER-STRASSE, 12526 BERLIN



- High-quality new construction of logistics units directly at Airport BER
- Optimal connection to A100, A113, A117, and B96a
- First-class customer service provided by our property management team
- Total rental space approximately 18,500 sqm
- Available now

SEGRO PARK

BERLIN AIRPORT



„Am Seegraben“	1,2 km	„Grünbergallee“	1,2 km
„Seeweg“	1,2 km	„Flughafen BER, Terminal 5“	2,6 km





SUSTAINABLE ASPECTS

- **Green electricity supply** through photovoltaic system
- **Charging stations** for electric vehicles (20% of all car parking spaces)
- **Sustainable greening concept** with green roofs
- **High-quality insulated building envelope (BEG 40)**
- **Aiming for DGNB Platinum and DGNB Climate Positive certification**

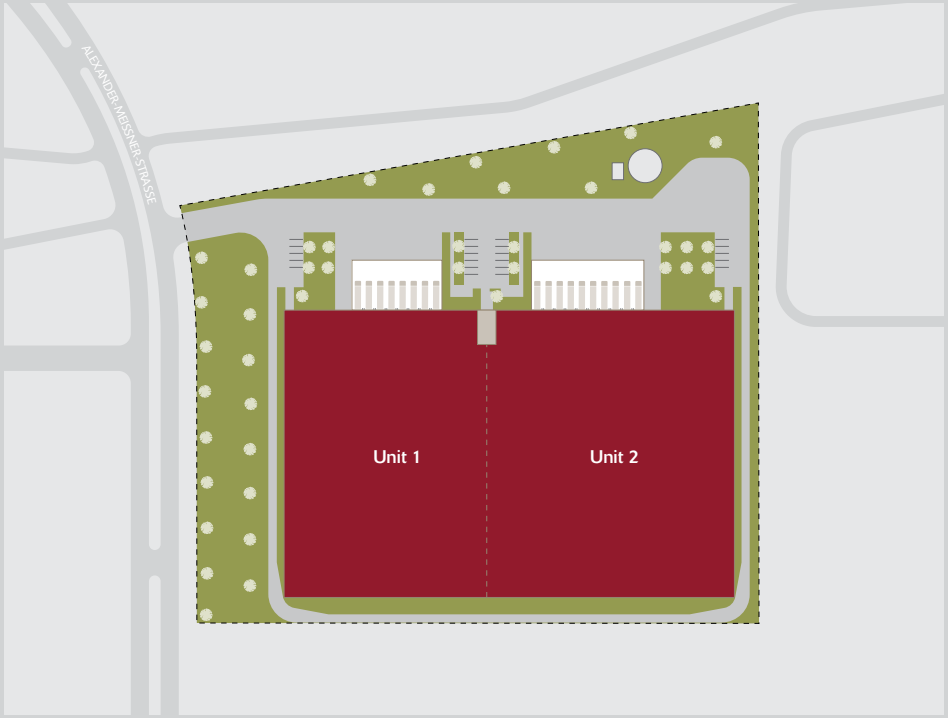
SPECIFICATIONS

- **Warehouse height:** 12 m clear height
- **Warehouse floor:**
  - Steel fiber concrete slab
  - Load capacity of 50 kN/sqm (5t) and point loads from shelf columns of 75 kN
- **Doors:**
  - Sectional door (4 m W x 4.5 m H) for ground-level delivery
  - 18 electro-hydraulic dock levelers (Unit 1: 8 levelers, Unit 2: 10 levelers)
- **Windows:** Aluminum windows with insulated glazing
- **Lighting:** Intelligent LED lighting systems
- **Utilities:**
  - Electricity and water connection per rental unit
  - Electrical protection per rental unit 63 A
  - Warehouse heating via VRF systems
  - Office heating via heat pump system
- **Sprinkler system FM Global**
- **Office:** 1 mezzanine office per rental unit (including sanitary facilities and driver registration)
- **WGKIII classification**

RENTAL UNITS PHASE 4

Unit	Warehouse	Office	Mezzanine	Total
Unit 1	7,428 sqm	162 sqm	914 sqm	8,504 sqm
Unit 2	9,071 sqm	158 sqm	1,117 sqm	10,346 sqm
Total	**16,499 sqm**	**320 sqm**	**2,031 sqm**	**18,850 sqm**

(All information is approximate)



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CONTACT

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