

SEGRO PARK

BERLIN AIRPORT

MELITTA-SCHILLER-STRASSE 12-22, 12526 BERLIN



PHASE 5B

MODERN AND FLEXIBLE LIGHT INDUSTRIAL UNITS DIRECTLY AT BERLIN-BRANDENBURG AIRPORT

SEGRO PARK BERLIN AIRPORT IS BEING EXPANDED BY A TOTAL OF ALMOST 18,500 SQUARE METRES DUE TO THE HIGH DEMAND FOR MODERN LIGHT INDUSTRIAL SPACE.

The new phase 5B is being built according to modern standards for sustainable, ecological and energy-conscious construction. Wooden beams are used in the warehouses, all areas are equipped with modern LED lighting and we place great value overall on plenty of natural daylight. A healthy ecosystem is also important to us. The park will house beehives as well as insect hotels and nesting holes for native birds. And of course the new areas meet the DGNB Gold Standard.

The entire site consists of a logistics section with large-scale logistics units of approximately 72,500 square metres of lettable space and a light industrial section with flexible, small and medium-sized warehouse and office units, which will have more than 85,000 square metres of lettable space after completion of the fifth construction phase. Further construction phases are already in the planning stage.

SEGRO Park Berlin Airport is located in the immediate vicinity of the new capital city airport Berlin-Brandenburg. The park is located directly on the B 96a and offers optimal access to the motorway network via the A 113 and A 117.

Completion of the new space is scheduled for April 2023. The rental units from 1,500 square metres can be rented individually or together and also enable existing tenants to grow flexibly at the location.



SUSTAINABLE EXPANSION



Photovoltaic system
Produces „green“ electricity that is passed on to the tenants



Lighting
Modern LED lighting, plenty of daylight through roof domes and a high proportion of windows



Green infrastructure
Charging stations for electric vehicles for each unit



Rainwater storage
for irrigation of the park



Sustainable greening concept
including partial facade greening



Green roofs

NEW PHASE 5B

COMPLETION IN APRIL 2023

TOTAL OF
18,435 sqm

SPECIFICATIONS

Warehouse height: 10.00 m clear height

Floor load: 5 t/sqm
(forklift trucks with maximum 3.1 t/ m² total load)

Each unit has 4 gates:

- 1 sectional door (3 m W x 4.2 m H) for ground level access
- 3 loading ramps with loading gates (3 m x 3 m) and electric hydraulic dock leveller

Windows in the warehouse area

LED lighting in all areas

Light domes for best lighting conditions and ventilation

Energy-saving construction, DGNB Gold certified

Separate supply of district heating, water and electricity to each unit to optimise ancillary costs

Power supply for each unit 63 A;
can be extended if required

Office extension according to tenant's wishes

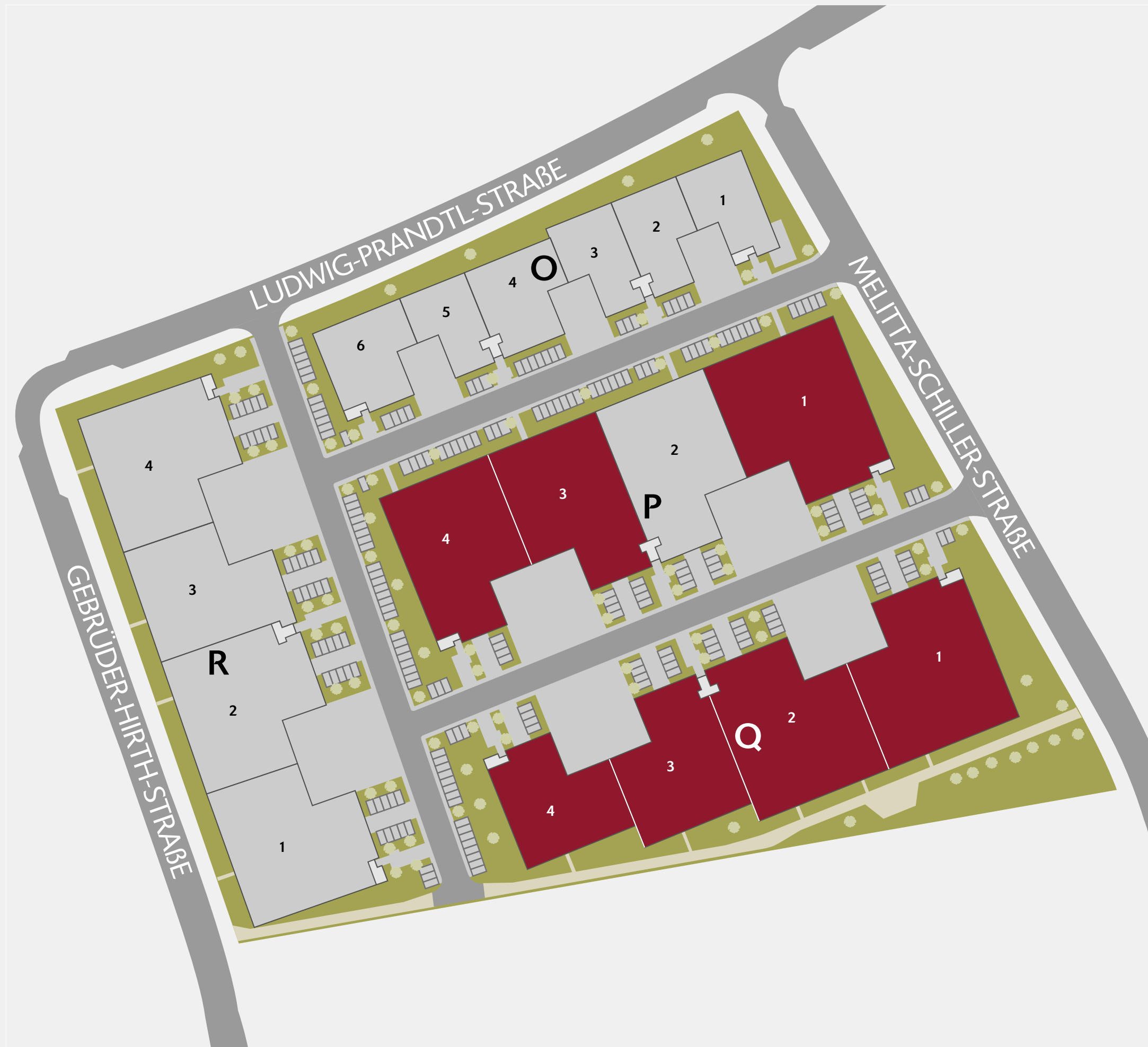
RENTAL UNITS FROM APRIL 2023

BUILDING P

UNIT	Warehouse	Service	Office	Total
P1	2,226 sqm	242 sqm	291 sqm	2,758 sqm
P3	1,817 sqm	212 sqm	217 sqm	2,246 sqm
P4	1,841 sqm	203 sqm	220 sqm	2,264 sqm
TOTAL	5,884 sqm	728 sqm	839 sqm	7,268 sqm

BUILDING Q

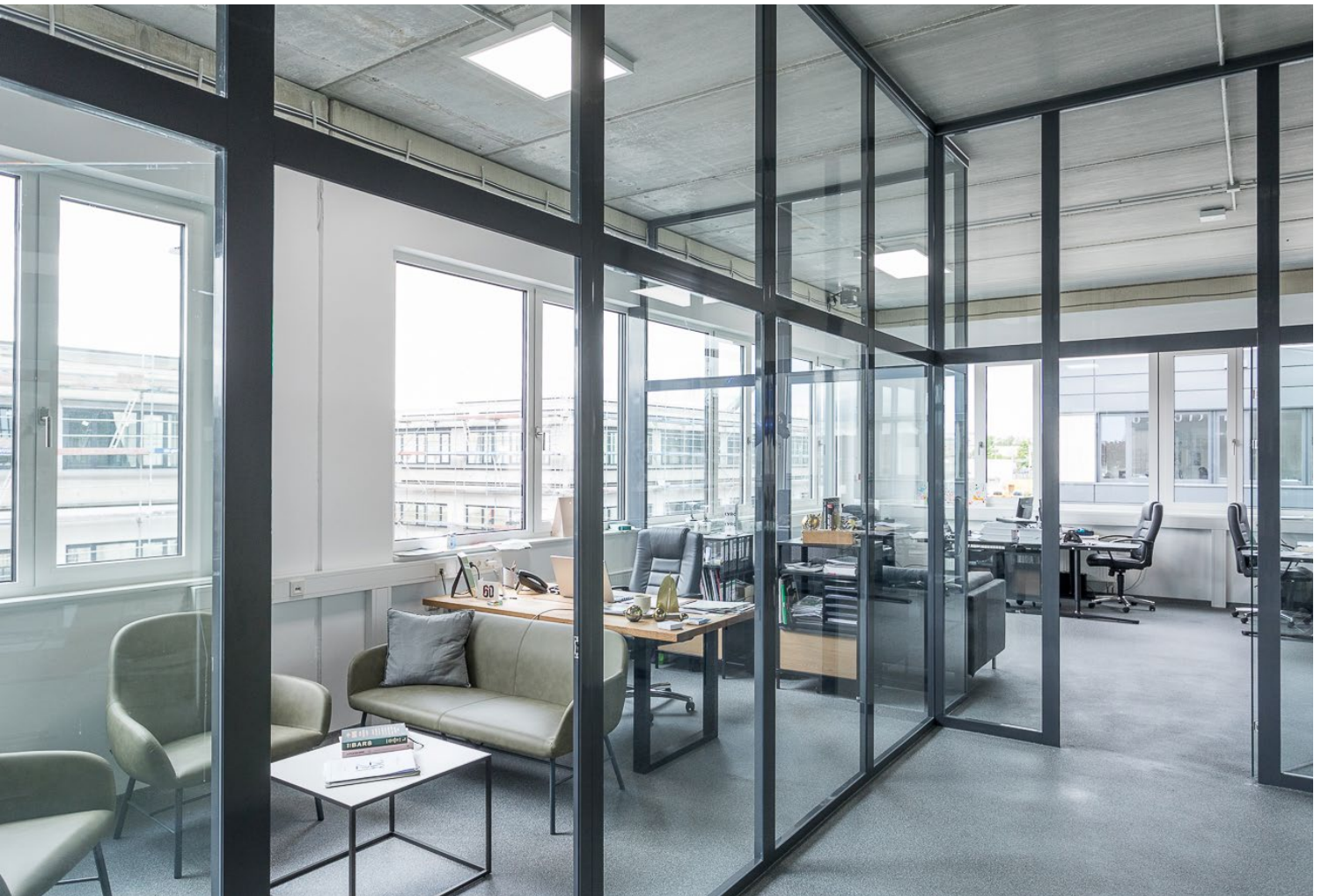
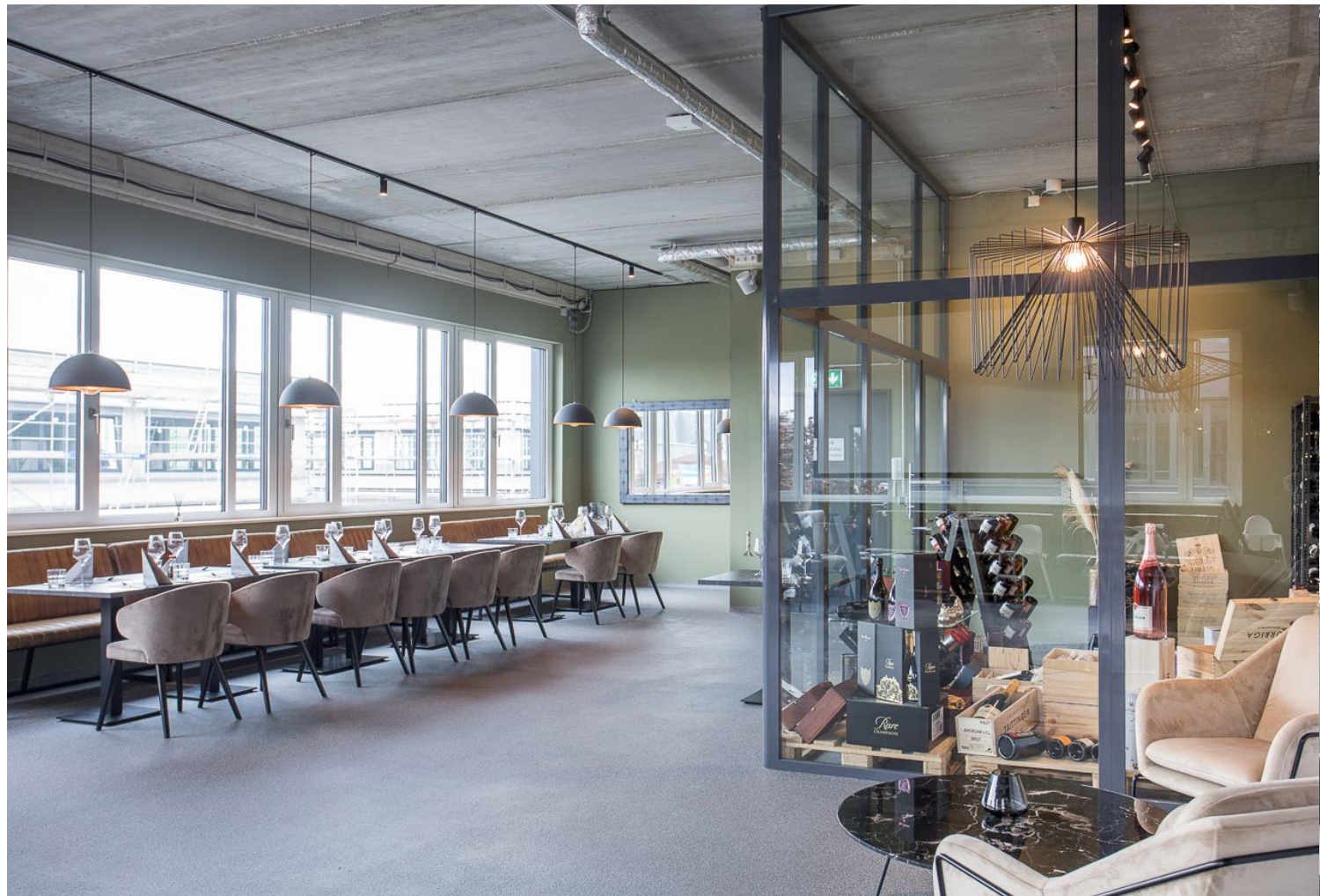
UNIT	Warehouse	Service	Office	Total
Q1	2,153 sqm	242 sqm	290 sqm	2,685 sqm
Q2	2,133 sqm	280 sqm	285 sqm	2,698 sqm
Q3	1,500 sqm	212 sqm	217 sqm	1,929 sqm
Q4	1,193 sqm	203 sqm	220 sqm	1,616 sqm
TOTAL	6,979 sqm	937 sqm	1,012 sqm	8,927 sqm
TOTAL 5B	12,863 sqm	1,776 sqm	1,740 sqm	16,195 sqm



■ Available units □ Leased units







OVERVIEW OF THE RENTAL SPACES AT SEGRO PARK BERLIN AIRPORT

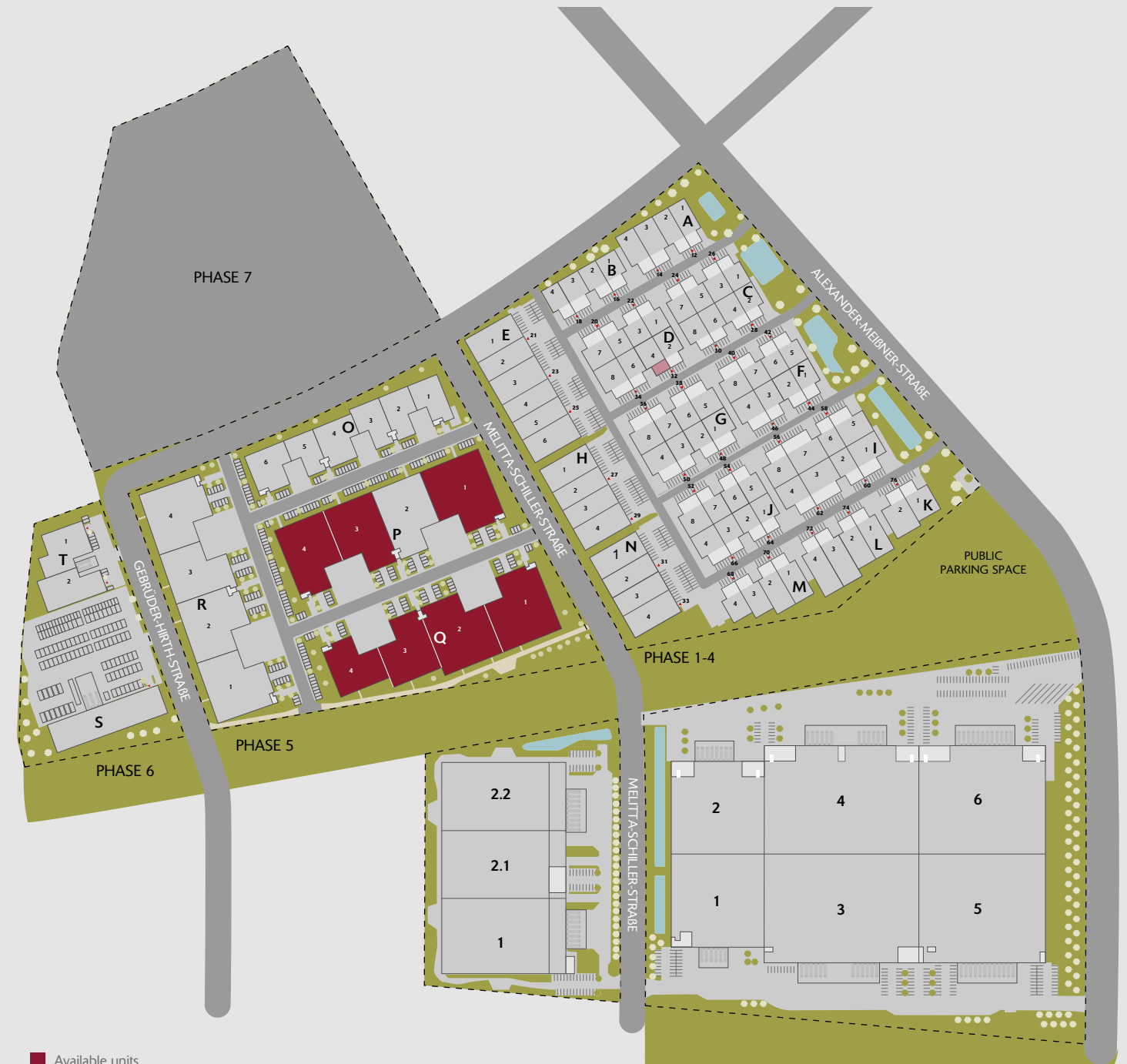
RENTAL SPACES

PHASE 1	Halle	Service	Büro	Total
A 1	312	46	77	435
A 2	404	80	110	594
A 3	404	80	108	592
A 4	405	80	108	593
A	1,525	286	403	2,214
B 1	292	80	108	480
B 2	292	80	108	480
B 3	292	80	108	480
B 4	292	80	108	480
B	1,168	320	432	1,920
C 1	324	80	108	512
C 2	260	80	108	448
C 3	323	80	108	511
C 4	259	80	108	447
C 5	323	80	108	511
C 6	259	80	108	447
C 7	324	78	105	507
C 8	260	78	105	443
C	2,332	636	858	3,826
D 1	324	80	108	512
D 2	260	80	108	448
D 3	323	80	108	511
D 4	259	80	/	339
D 5	322	80	105	507
D 6	258	80	105	443
D 7	408	117	146	671
D 8	328	117	146	591
D	2,482	714	934	4,130
TOTAL	7,507	1,956	2,627	12,090

PHASE 3	Halle	Service	Büro	Total
I 1	383	120	147	650
I 2	254	80	107	441
I 3	381	153	180	714
I 4	383	120	147	650
I 5	479	120	147	746
I 6	318	80	107	505
I 7	477	153	180	810
I 8	479	120	147	746
I	3,154	946	1,162	5,262
J 1	255	80	107	442
J 2	254	80	107	441
J 3	254	80	107	441
J 4	323	117	144	584
J 5	319	80	107	506
J 6	318	80	107	505
J 7	318	80	107	505
J 8	404	117	144	665
J	2,445	714	930	4,089
K 1	411	80	107	598
K 2	489	80	107	676
K	900	160	214	1,274
L 1	474	80	107	661
L 2	473	80	107	660
L 3	572	80	107	759
L 4	573	80	107	760
L	2,092	320	428	2,840
M 1	467	80	107	654
M 2	467	80	107	654
M 3	377	80	107	564
M 4	287	80	107	474
M	1,598	320	428	2,346
TOTAL	10,189	2,460	3,162	15,811

PHASE 2	Halle	Service	Büro	Total
F 1	257	80	112	449
F 2	254	80	112	446
F 3	254	80	112	446
F 4	321	117	149	587
F 5	322	80	112	514
F 6	318	80	112	510
F 7	318	80	112	510
F 8	402	117	149	668
F	2,446	714	970	4,130
G 1	321	-	266	587
G 2	254	80	112	446
G 3	254	80	112	446
G 4	325	117	149	591
G 5	402	117	149	668
G 6	318	80	112	510
G 7	318	80	112	510
G 8	407	117	149	673
G	2,599	788	1,044	4,431
TOTAL	5,045	1,502	2,014	8,561

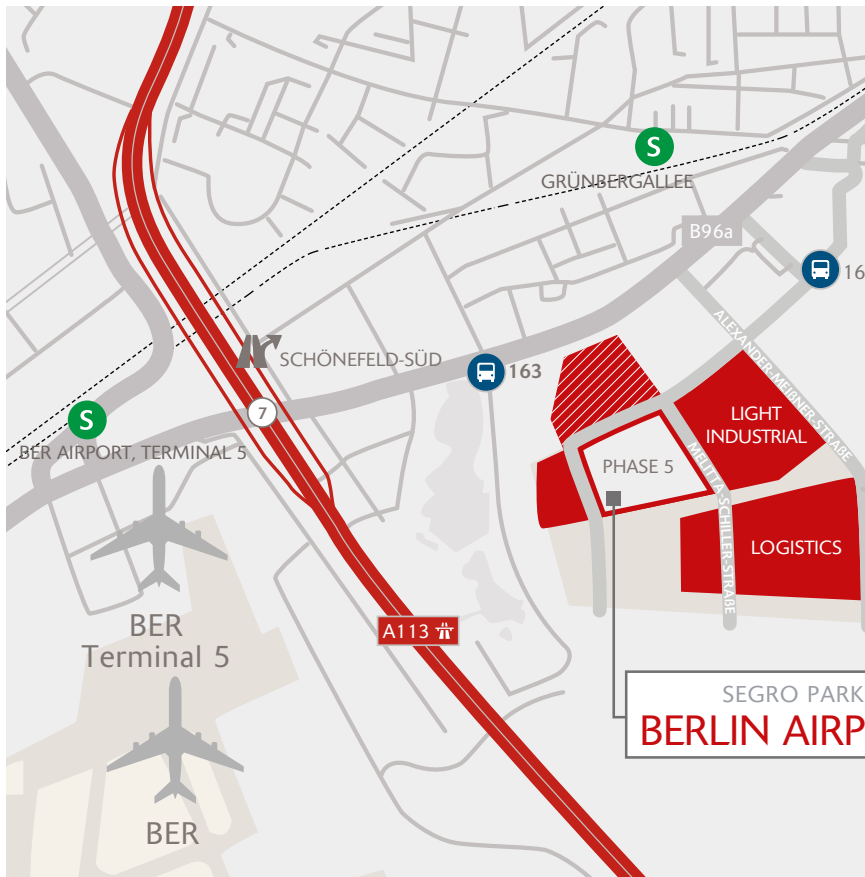
PHASE 4	Halle	Service	Büro	Total
E 1	676	186	215	1,077
E 2	457	119	148	724
E 3	665	182	212	1,059
E 4	457	119	148	724
E 5	457	119	148	724
E 6	676	186	215	1,077
E	3,388	911	1,086	5,385
H 1	659	180	210	1,049
H 2	448	116	145	709
H 3	448	116	145	709
H 4	659	180	210	1,049
H	2,214	592	710	3,516
N 1	659	180	210	1,049
N 2	448	116	145	709
N 3	448	116	145	709
N 4	659	180	210	1,049
N	2,214	592	710	3,516
TOTAL	7,816	2,095	2,506	12,417



RENTAL SPACES

PHASE 5A	Halle	Service	Büro	Total
O 1	621	133	150	904
O 2	608	142	147	896
O 3	609	139	144	892
O 4	718	212	217	1,146
O 5	525	139	144	808
O 6	729	170	220	1,119
O	3,810	934	1,021	5,765
P 1	2,226	242	291	2,758
P 2	1,817	209	214	2,240
P 3	1,817	212	217	2,246
P 4	1,841	203	220	2,264
P	7,700	866	942	9,508

PHASE 5B	Halle	Service	Büro	Total
Q 1	2,153	242	290	2,685
Q 2	2,133	280	285	2,697
Q 3	1,500	212	217	1,929
Q 4	1,193	203	220	1,616
Q	6,979	937	1,012	8,927
R 1	1,838	274	291	2,402
R 2	1,819	247	253	2,319
R 3	1,496	245	248	1,989
R 4	1,838	242	291	2,370
R	6,991	1,007	1,083	9,081
TOTAL	25,480	3,744	4,058	33,281
1-5	56,037	11,757	14,367	82,160



DISTANCES

Federal road B 96a	700 m
Airport BER, Terminal 5	1.9 km
Motorway A 113	2.5 km
Motorway A 117	2.7 km
Airport BER	7.6 km
A 10 Berliner Ring	12.5 km
Berlin City	23.0 km

PUBLIC TRANSPORT

Railway "Grünbergallee"	1.2 km
Bus „Am Seegraben“	1.2 km
Bus „Seeweg“	1.2 km
Railway "Flughafen BER, Terminal 5"	2.6 km

Source: Google Maps

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