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BERLIN AIRPORT

LUDWIG-PRANDTL-STRASSE 22 – 46, 12526 BERLIN

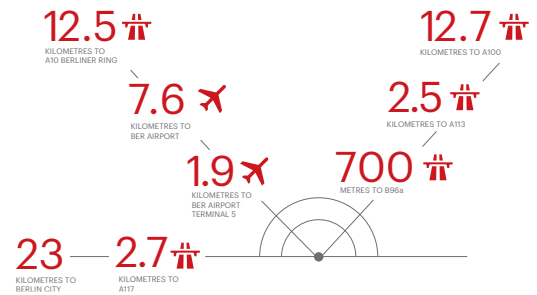


PARK EXTENSION PHASE 7

- High-quality and sustainable new building directly adjacent to the capital city's BER airport
- Excellent connection to motorways A113, A117 and B96a
- Committed to customer care
- Total rental area approx. 27,500 sqm
- Available now

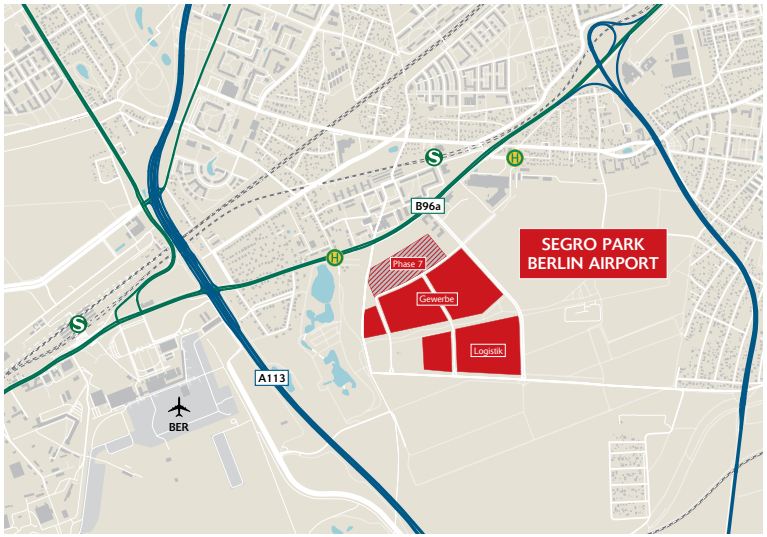
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„Am Seegraben“	1.2 km	„Grünbergallee“	1.2 km
„Seeweg“	1.2 km	„BER Airport, Terminal 5“	2.6 km





SUSTAINABLE ASPECTS

- Green roofs on office buildings
- PV system with 1 MWp
- E-charging stations for electric cars
- Charging options for bicycles
- BEG40 standard
- Designated species protection areas

SPECIFICATIONS

- Warehouse height: Light Industrial: 6.5 m clear height
  Urban Logistics: 8.5 m clear height
- Floor load: 5t/sqm
  (Forklift trucks with a maximum total load of 5 t)
- Each unit is equipped with 2–3 doors:
  - Ground level gates:
    - Building U: 5m W x 4.6m H
    - Building V-Y: 3m W x 4.5m H
  - Additional loading ramps with loading door (3m W x 3.3m H) and electro-hydraulic dock leveller
- Windows in the warehouse area
- LED lighting
- Skylights for optimum lighting conditions and ventilation
- Energy-saving construction, DGNB platinum certification targeted
- Separate supply to each unit with district heating, water, Green electricity for optimisation of ancillary costs
- 63 A power backup for each unit; can be increased if necessary

RENTAL UNITS PHASE 7

Building U - Urban Logistics

Unit	Warehouse	Service	Office	Total
U 1	1,834 sqm	229 sqm	290 sqm	2,353 sqm
U 2	1,834 sqm	269 sqm	290 sqm	2,393 sqm
Total U	3,668 sqm	498 sqm	580 sqm	4,746 sqm

Building V – Y - Light Industrial

Unit	Warehouse	Service	Office	Total
V 1	667 sqm	209 sqm	214 sqm	1,090 sqm
V 2	651 sqm	202 sqm	208 sqm	1,061 sqm
V 3	651 sqm	205 sqm	210 sqm	1,066 sqm
V 4	651 sqm	202 sqm	208 sqm	1,061 sqm
V 5	651 sqm	205 sqm	210 sqm	1,066 sqm
V 6	599 sqm	232 sqm	281 sqm	1,112 sqm
Total V	3,870 sqm	1,255 sqm	1,331 sqm	6,456 sqm

Unit	Warehouse	Service	Office	Total
W 1	857 m²	305 m²	353 m²	1.515 m²
W 2	651 sqm	202 sqm	208 sqm	1,061 sqm
W 3	908 sqm	273 sqm	278 sqm	1,459 sqm
W 4	924 sqm	280 sqm	285 sqm	1,489 sqm
Total W	3,340 sqm	1,060 sqm	1,124 sqm	5,524 sqm

Unit	Warehouse	Service	Office	Total
X 1	1,248 sqm	269 sqm	290 sqm	1,807 sqm
X 2	974 sqm	209 sqm	214 sqm	1,397 sqm
X 3	974 sqm	207 sqm	212 sqm	1,393 sqm
X 4	990 sqm	159 sqm	220 sqm	1,369 sqm
Total X	4,186 sqm	844 sqm	936 sqm	5,966 sqm

Unit	Warehouse	Service	Office	Total
Y 1	990 sqm	159 sqm	220 sqm	1,369 sqm
Y 2	717 sqm	139 sqm	144 sqm	1,000 sqm
Y 3	717 sqm	136 sqm	142 sqm	995 sqm
Y 4	990 sqm	199 sqm	220 sqm	1,409 sqm
Total Y	3,414 sqm	633 sqm	726 sqm	3,773 sqm

Total	18,478 sqm	4,290 sqm	4,697 sqm	27,465 sqm



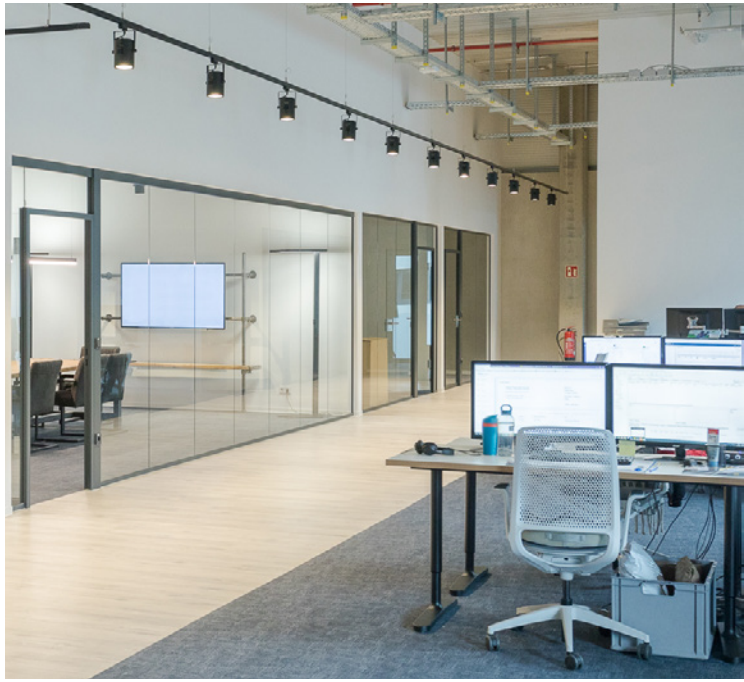
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KONTAKT

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LUDWIG-PRANDTL-STRASSE 22 – 46, 12526 BERLIN

Christina Schultz
Associate Director,
Development,
Light Industrial

Christina.Schultz@segro.com

T: 0211 – 882 346 35
M: 0172 – 286 54 97

Click here for more information

Scan here to get vCard of your contact person

LinkedIn

SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

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