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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

12.5 KM TO A10, BERLIN RING ROAD

7.6 KM TO BER AIRPORT

2.6 KM TO BER AIRPORT, TERMINAL 5

23.0 KM TO BERLIN CITY

2.7 KM TO A117

0.7 KM TO B96a

2.5 KM TO A113

12.7 KM TO A100

„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**

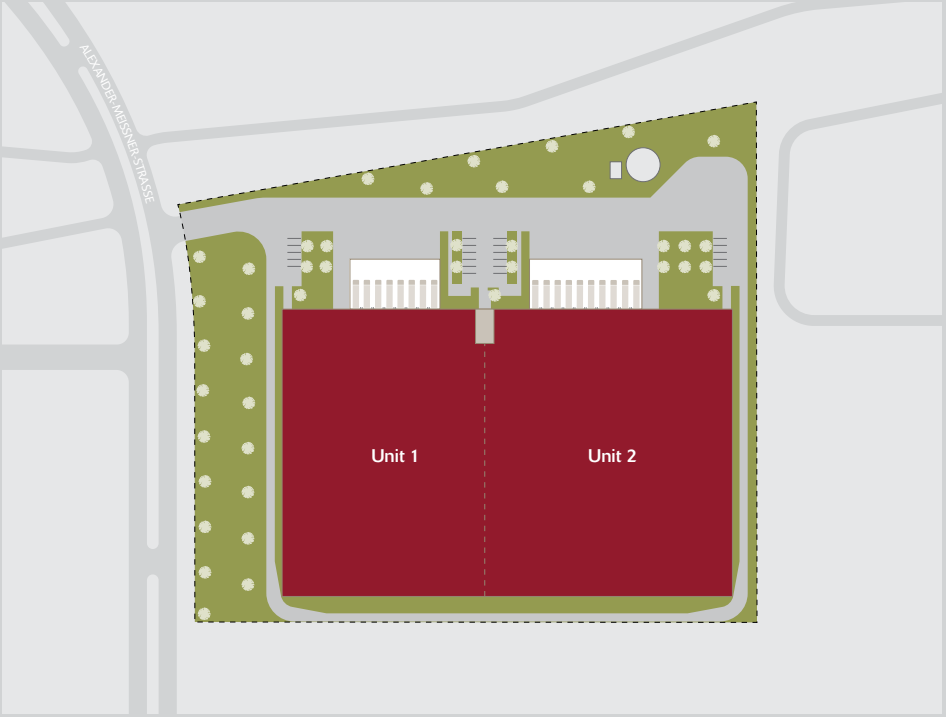
SPECIFICATIONS

- **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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