

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

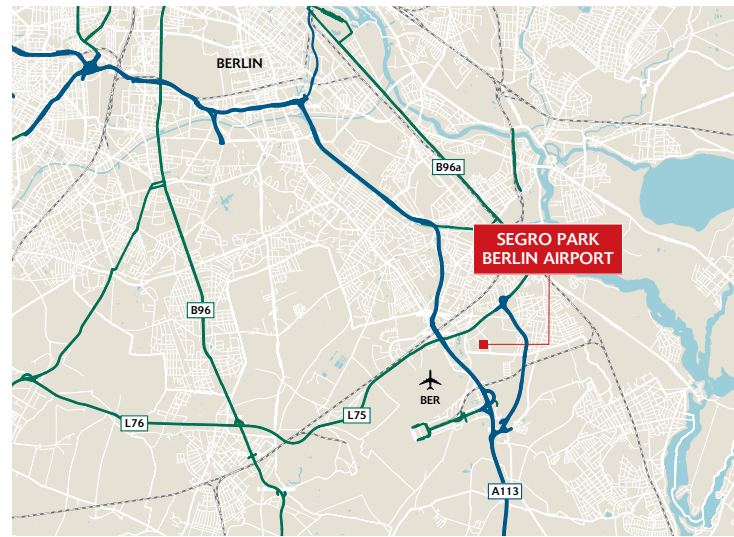
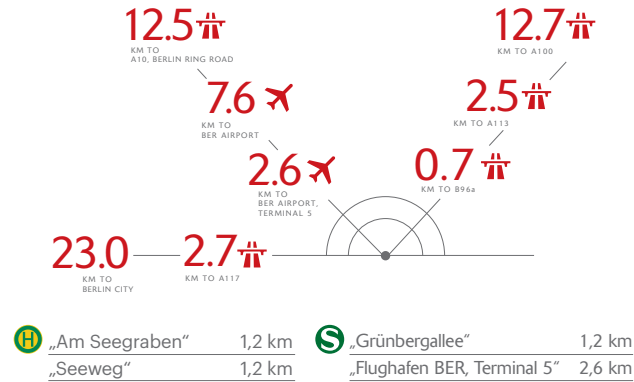


Total rental space
approximately 18,500 sqm



Available now

SEGRO PARK BERLIN AIRPORT



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

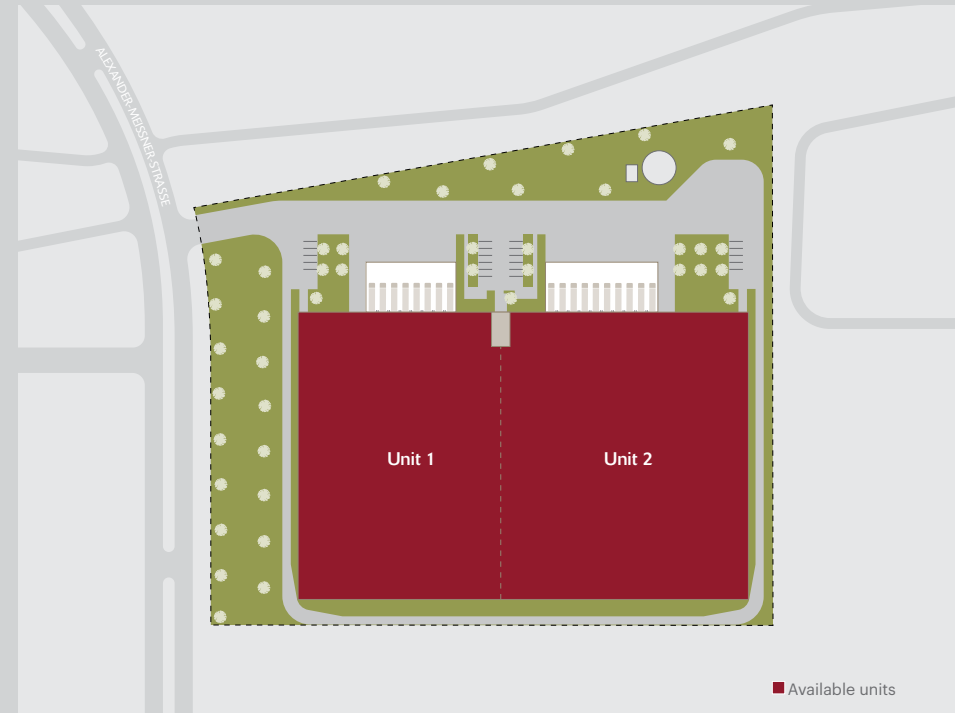
SPECIFICATIONS

- **Warehouse height:** 12 m clear height
- **Warehouse floor:**
 - Steel fiber concrete slab
 - Load capacity of 50 kN/sq m (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 sq m	162 sq m	914 sq m	8,504 sq m
Unit 2	9,071 sq m	158 sq m	1,117 sq m	10,346 sq m
Total	16,499 sq m	320 sq m	2,031 sq m	18,850 sq m

(All information is approximate)





CONTACT

SEGro

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