

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.



AIRPORT
BERLIN-BRANDENBURG (BER) 
7,6 km

AIRPORT
BERLIN-BRANDENBURG, TERMINAL 5 
1,9 km

LOGISTICS
SEGRO PARK BERLIN AIRPORT 

PHASE 5
EXPANSION AREA LIGHT INDUSTRIAL

LIGHT INDUSTRIAL
SEGRO PARK BERLIN AIRPORT 

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

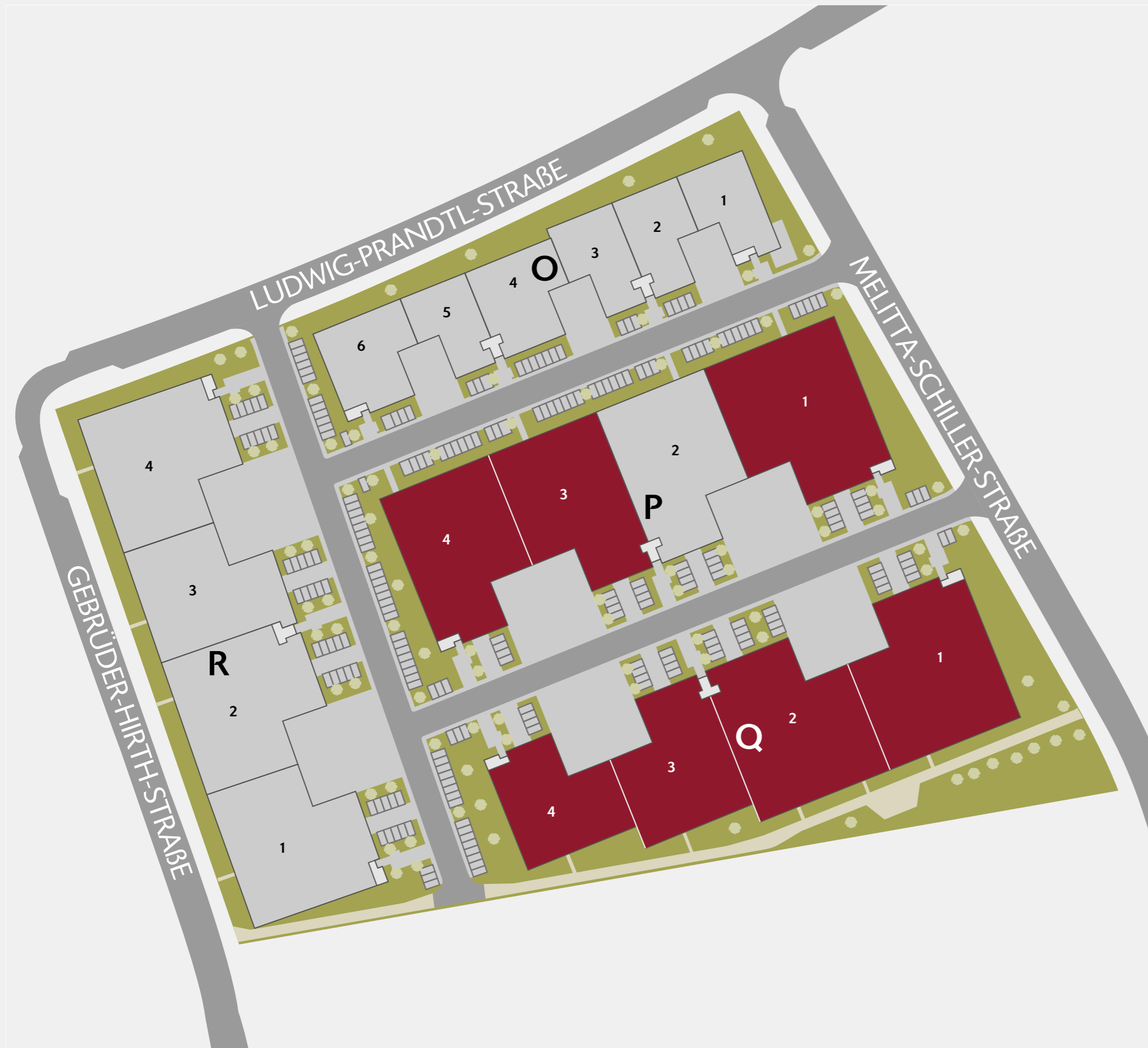
RENTAL UNITS FROM APRIL 2023

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 | Warehouse | Service | Office | 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 | Warehouse | Service | Office | 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 | Warehouse | Service | Office | 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 | Warehouse | Service | Office | 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 |

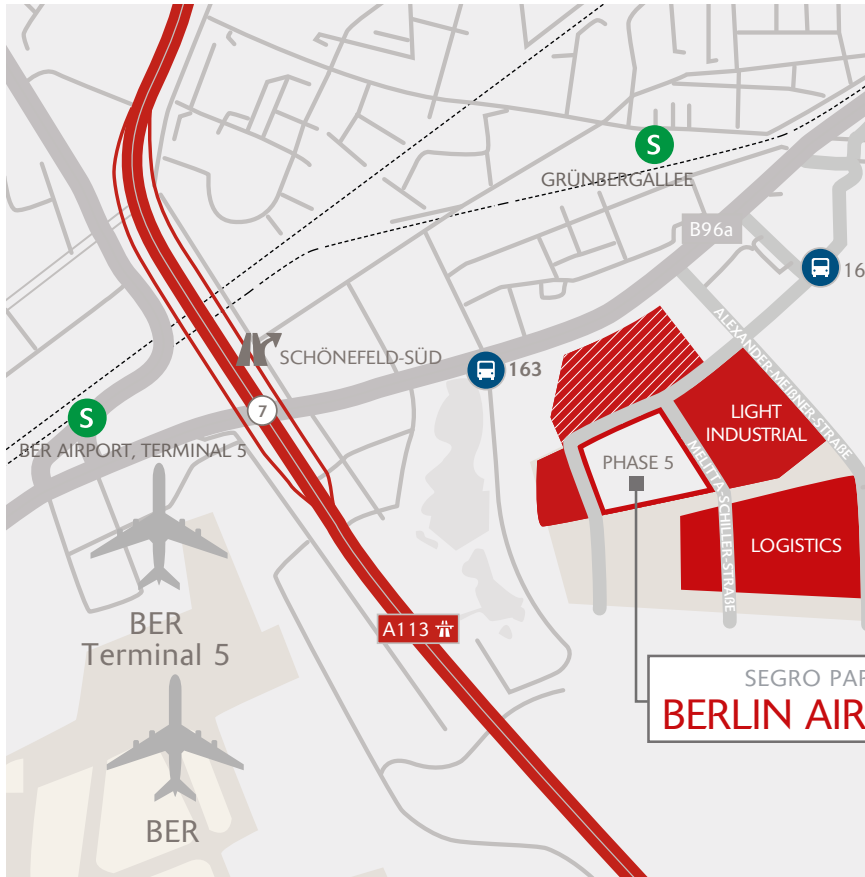


Available units

RENTAL SPACES

| PHASE 5A | Warehouse | Service | Office | 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 |
| 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 |

| PHASE 5B | Warehouse | Service | Office | Total |
|--------------|---------------|---------------|---------------|---------------|
| 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 |
| Q 1 | 2,153 | 242 | 290 | 2,685 |
| Q 2 | 2,133 | 280 | 285 | 2,698 |
| Q 3 | 1,500 | 212 | 217 | 1,929 |
| Q 4 | 1,193 | 203 | 220 | 1,616 |
| Q | 6,979 | 937 | 1,012 | 8,927 |
| TOTAL | 25,480 | 3,744 | 4,058 | 33,281 |
| 1-5 | 56,037 | 11,757 | 14,367 | 82,160 |



SEGRO PARK
BERLIN AIRPORT

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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SEGRO NORTHERN EUROPE

SEGRO is a British Real Estate Investment Trust (REIT) and has been active in the market for more than 100 years.

Whether urban industrial or modern logistics properties - we offer high-quality real estate that supports the success of our customers. At the same time, we are not just a developer, but a financially strong investment group that thinks long-term. In Northern Europe, we own or manage 1.9 million square meters of rental space worth 3.8 billion euros and serve customers from a wide range of sectors.

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