

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/ m<sup>2</sup> 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

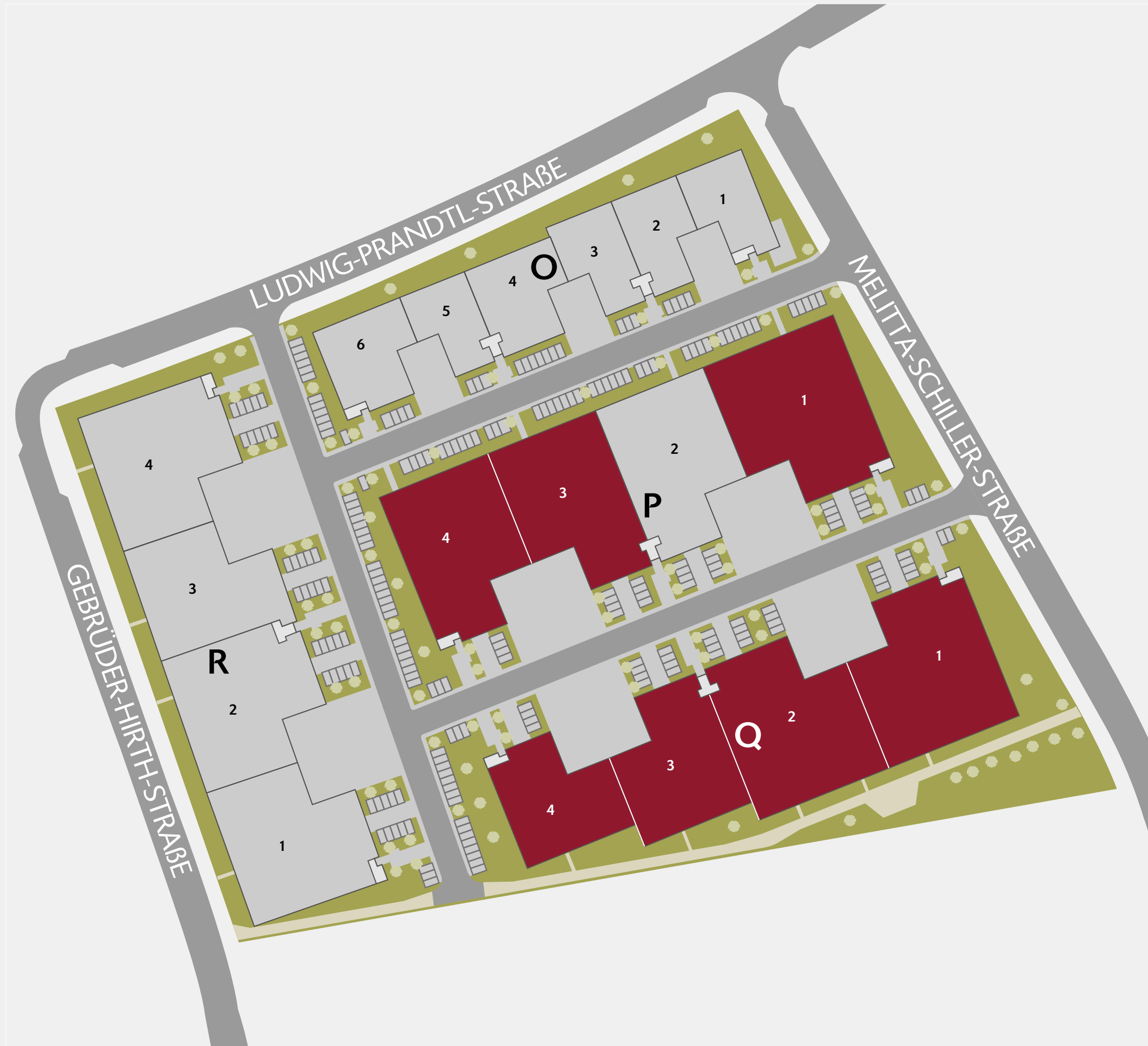
Light domes for best lighting conditions and ventilation

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



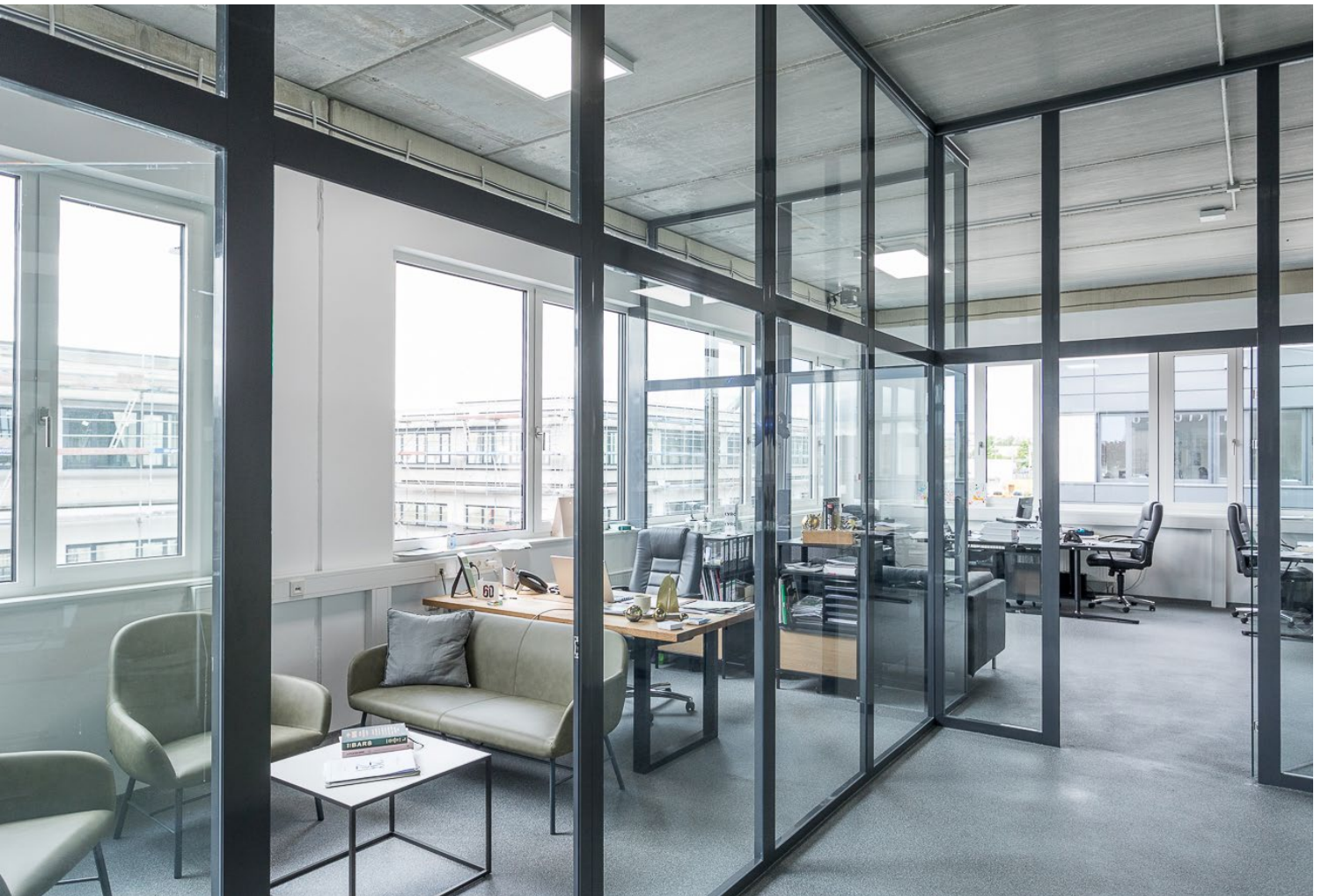
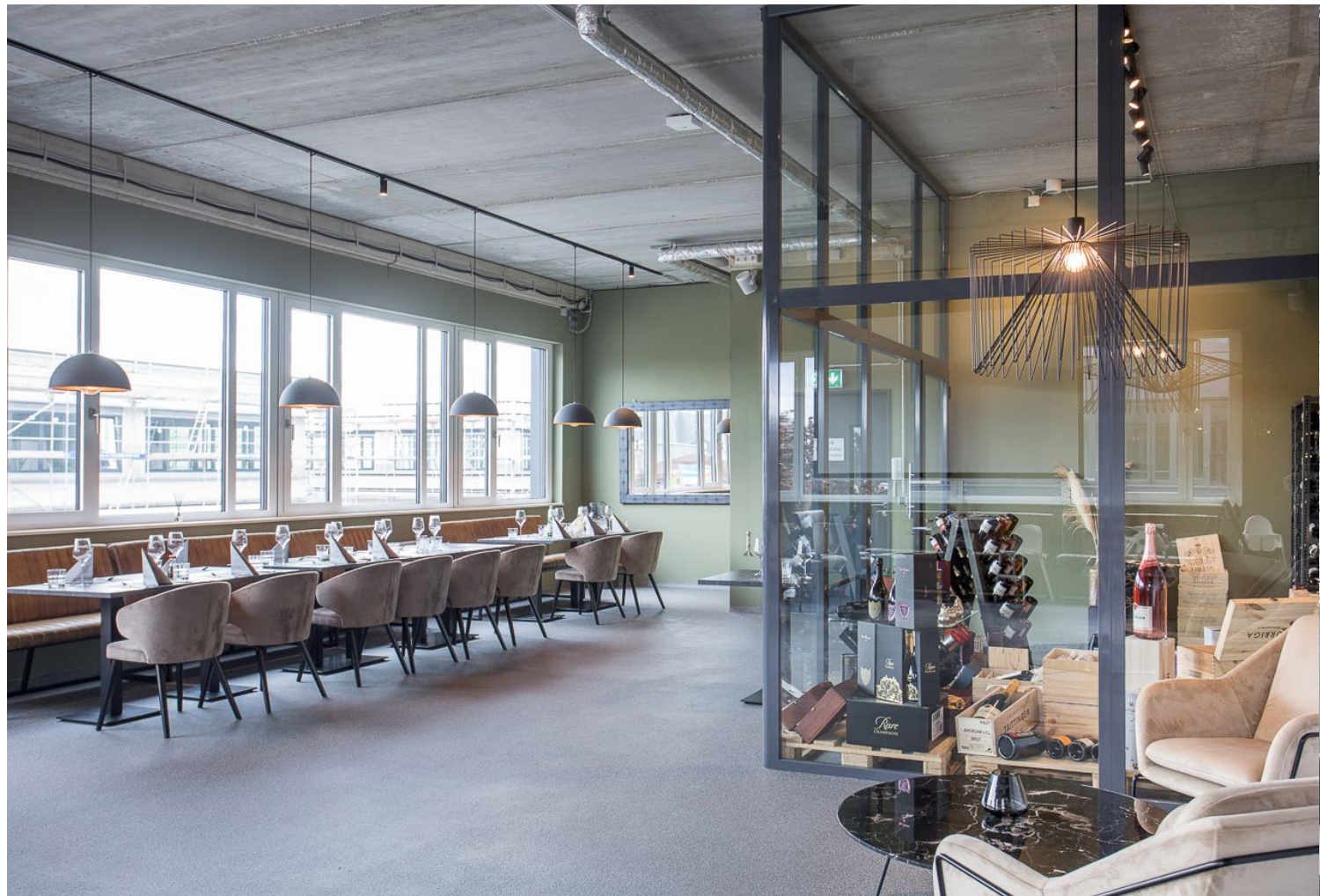














# OVERVIEW OF THE RENTAL SPACES AT SEGRO PARK BERLIN AIRPORT

## 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
<b>A</b>	<b>1,525</b>	<b>286</b>	<b>403</b>	<b>2,214</b>
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>B</b>	<b>1,168</b>	<b>320</b>	<b>432</b>	<b>1,920</b>
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
<b>C</b>	<b>2,332</b>	<b>636</b>	<b>858</b>	<b>3,826</b>
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
<b>D</b>	<b>2,482</b>	<b>714</b>	<b>934</b>	<b>4,130</b>
<b>TOTAL</b>	<b>7,507</b>	<b>1,956</b>	<b>2,627</b>	<b>12,090</b>

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
<b>I</b>	<b>3,154</b>	<b>946</b>	<b>1,162</b>	<b>5,262</b>
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
<b>J</b>	<b>2,445</b>	<b>714</b>	<b>930</b>	<b>4,089</b>
K 1	411	80	107	598
K 2	489	80	107	676
<b>K</b>	<b>900</b>	<b>160</b>	<b>214</b>	<b>1,274</b>
L 1	474	80	107	661
L 2	473	80	107	660
L 3	572	80	107	759
L 4	573	80	107	760
<b>L</b>	<b>2,092</b>	<b>320</b>	<b>428</b>	<b>2,840</b>
M 1	467	80	107	654
M 2	467	80	107	654
M 3	377	80	107	564
M 4	287	80	107	474
<b>M</b>	<b>1,598</b>	<b>320</b>	<b>428</b>	<b>2,346</b>
<b>TOTAL</b>	<b>10,189</b>	<b>2,460</b>	<b>3,162</b>	<b>15,811</b>

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
<b>F</b>	<b>2,446</b>	<b>714</b>	<b>970</b>	<b>4,130</b>
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
<b>G</b>	<b>2,599</b>	<b>788</b>	<b>1,044</b>	<b>4,431</b>
<b>TOTAL</b>	<b>5,045</b>	<b>1,502</b>	<b>2,014</b>	<b>8,561</b>

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
<b>E</b>	<b>3,388</b>	<b>911</b>	<b>1,086</b>	<b>5,385</b>
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
<b>H</b>	<b>2,214</b>	<b>592</b>	<b>710</b>	<b>3,516</b>
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
<b>N</b>	<b>2,214</b>	<b>592</b>	<b>710</b>	<b>3,516</b>
<b>TOTAL</b>	<b>7,816</b>	<b>2,095</b>	<b>2,506</b>	<b>12,417</b>

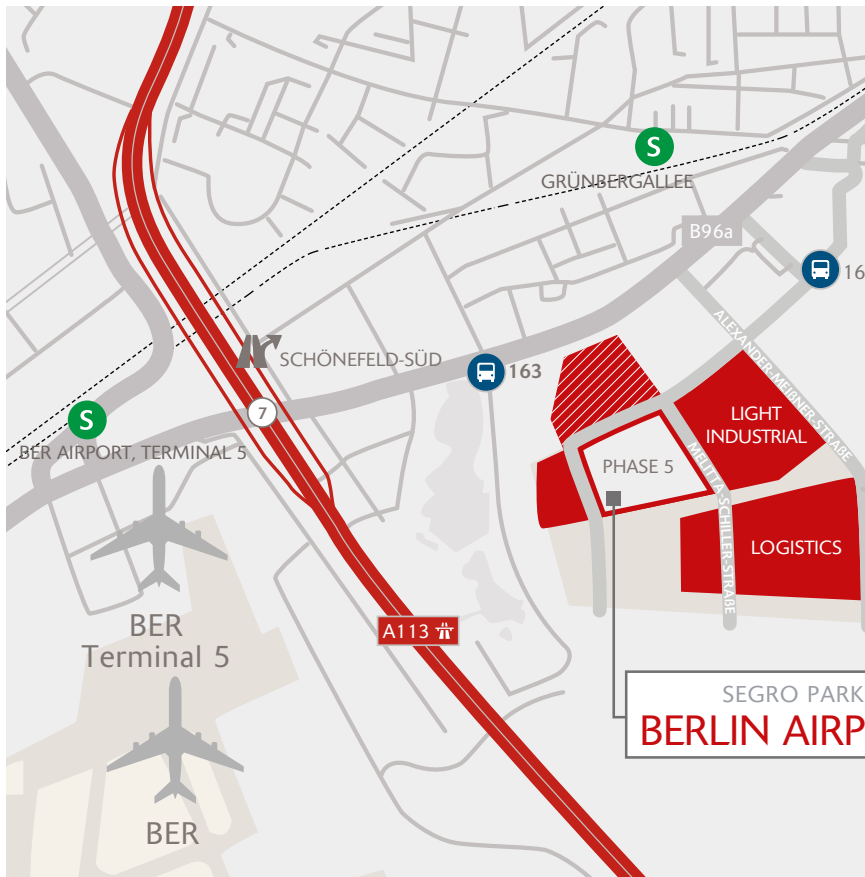


## RENTAL SPACES

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
<b>O</b>	<b>3,810</b>	<b>934</b>	<b>1,021</b>	<b>5,765</b>
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
<b>P</b>	<b>7,700</b>	<b>866</b>	<b>942</b>	<b>9,508</b>

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
<b>Q</b>	<b>6,979</b>	<b>937</b>	<b>1,012</b>	<b>8,927</b>
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
<b>TOTAL</b>	<b>25,480</b>	<b>3,744</b>	<b>4,058</b>	<b>33,281</b>
<b>1-5</b>	<b>56,037</b>	<b>11,757</b>	<b>14,367</b>	<b>82,160</b>





## DISTANCES

Federal road B 96a	700 km
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 one of the leading listed industrial real estate groups in Europe and has been successfully active in Germany since 1989.

From a total of six branches (Düsseldorf (HQ), Berlin, Hamburg, Frankfurt, Munich, Amsterdam), we manage more than 40 locations in Northern Europe's conurbations. With almost 200 customers from the manufacturing and logistics sectors, a total of 1.7 million square metres under management and real estate assets of 2.7 billion euros, SEGRO is an established player in the industrial real estate segment of the Northern European market.

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