

# 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

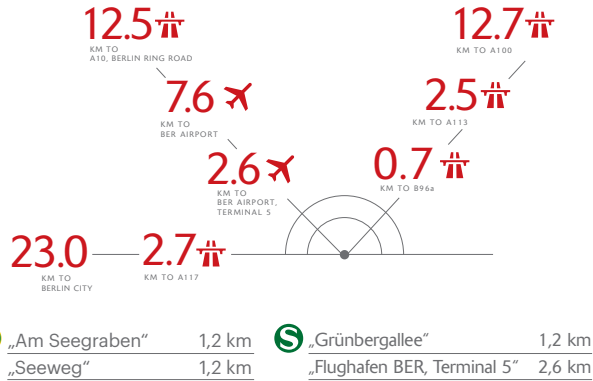
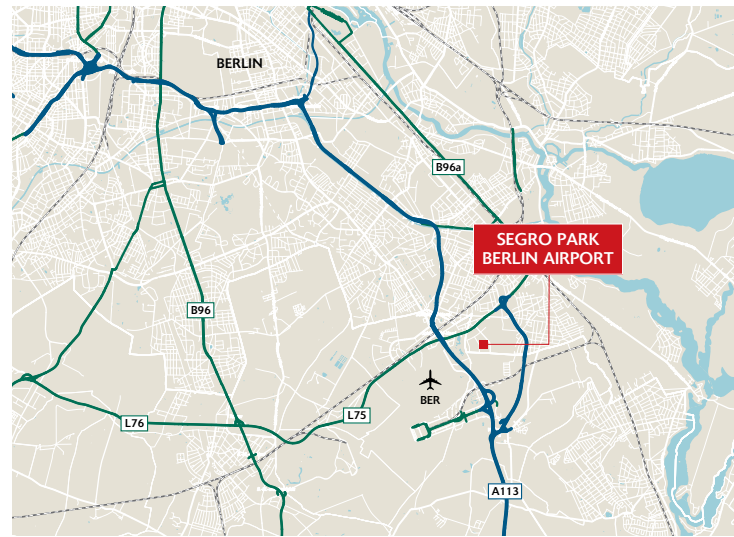


Total rental space  
approximately 18,500 sqm



Expected completion:  
07/2026

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## 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

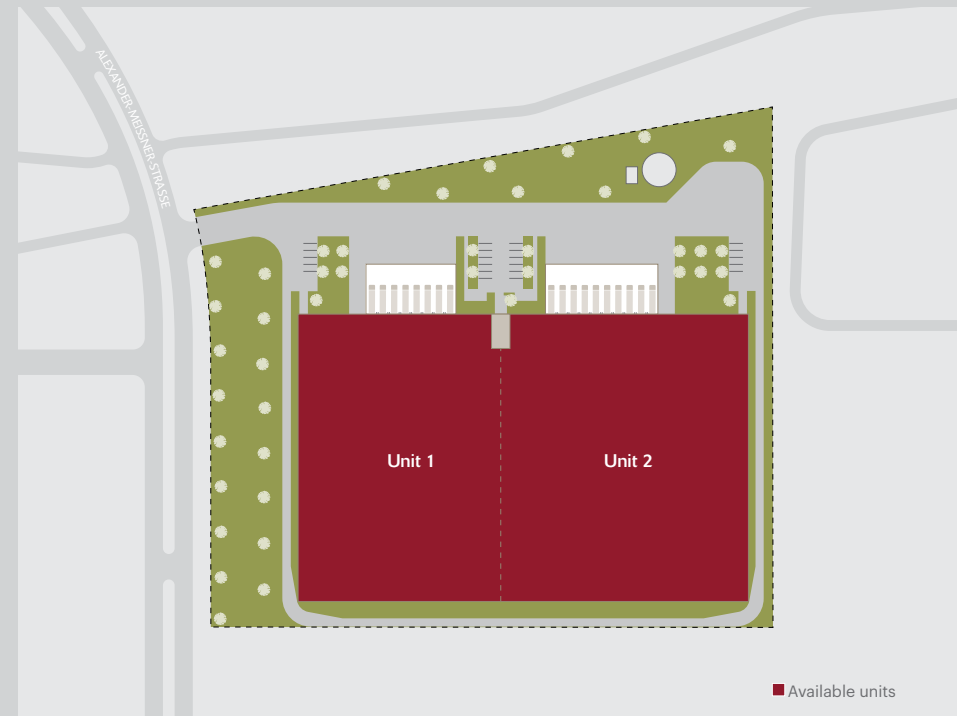
## SPECIFICATIONS

- 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)
- WKGIII classification

## FUTURE 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
<b>Total</b>	<b>16,499 sqm</b>	<b>320 sqm</b>	<b>2,031 sqm</b>	<b>18,850 sqm</b>

(All information is approximate)





CONTACT

SEGRO

SEGRO PARK

# BERLIN AIRPORT

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