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SEGRO PARK

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# BERLIN AIRPORT

LUDWIG-PRANDTL-STRASSE 22-46, 12526 BERLIN



PARK EXTENSION PHASE 7



High-quality and sustainable new building  
directly adjacent to the capital city's BER airport



Excellent connection  
to motorways A113, A117 and B96a



Committed to customer care

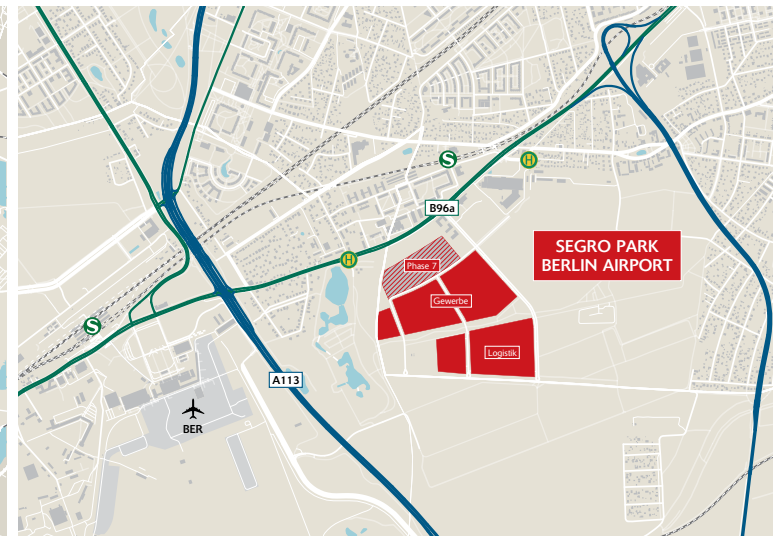
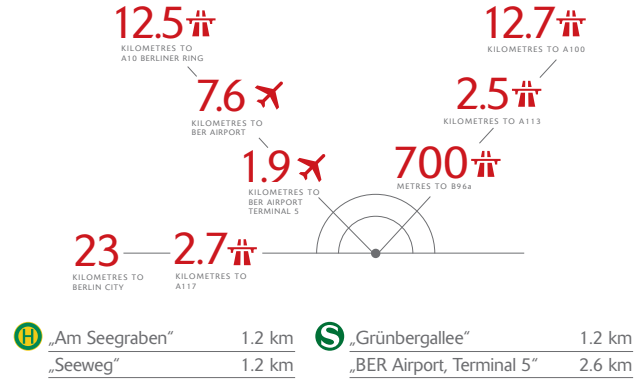


Total rental area  
approx. 27,500 sqm



Available from 01/2026

# SEGRO PARK BERLIN AIRPORT



## SUSTAINABLE ASPECTS

- Green roofs on office buildings
- PV system with 1 MWp
- E-charging stations for electric cars
- Charging options for bicycles
- BEG40 standard
- Designated species protection areas

## SPECIFICATIONS

- Warehouse height: Light Industrial: 6.5 m clear height  
Urban Logistics: 8.5 m clear height
- Floor load: 5t/sqm  
(Forklift trucks with a maximum total load of 5 t)
- Each unit is equipped with 2–3 doors:
  - Ground level gates:
  - Building U: 5m W x 4.6m H
  - Building V-Y: 3m W x 4.5m H
  - Additional loading ramps with loading door (3m W x 3.3m H) and electro-hydraulic dock leveller
- Windows in the warehouse area
- LED lighting
- Skylights for optimum lighting conditions and ventilation
- Energy-saving construction, DGNB platinum certification targeted
- Separate supply to each unit with district heating, water, Green electricity for optimisation of ancillary costs
- 63 A power backup for each unit; can be increased if necessary

## FUTURE RENTAL UNITS PHASE 7

### Building U - Urban Logistics

| Unit           | Warehouse        | Service        | Office         | Total            |
|----------------|------------------|----------------|----------------|------------------|
| U 1            | 1,834 sqm        | 229 sqm        | 290 sqm        | 2,353 sqm        |
| U 2            | 1,834 sqm        | 269 sqm        | 290 sqm        | 2,393 sqm        |
| <b>Total U</b> | <b>3,668 sqm</b> | <b>498 sqm</b> | <b>580 sqm</b> | <b>4,746 sqm</b> |

### Building V-Y - Light Industrial

| Unit           | Warehouse        | Service          | Office           | Total            |
|----------------|------------------|------------------|------------------|------------------|
| V 1            | 667 sqm          | 209 sqm          | 214 sqm          | 1,090 sqm        |
| V 2            | 651 sqm          | 202 sqm          | 208 sqm          | 1,061 sqm        |
| V 3            | 651 sqm          | 205 sqm          | 210 sqm          | 1,066 sqm        |
| V 4            | 651 sqm          | 202 sqm          | 208 sqm          | 1,061 sqm        |
| V 5            | 651 sqm          | 205 sqm          | 210 sqm          | 1,066 sqm        |
| V 6            | 599 sqm          | 232 sqm          | 281 sqm          | 1,112 sqm        |
| <b>Total V</b> | <b>3,870 sqm</b> | <b>1,255 sqm</b> | <b>1,331 sqm</b> | <b>6,456 sqm</b> |

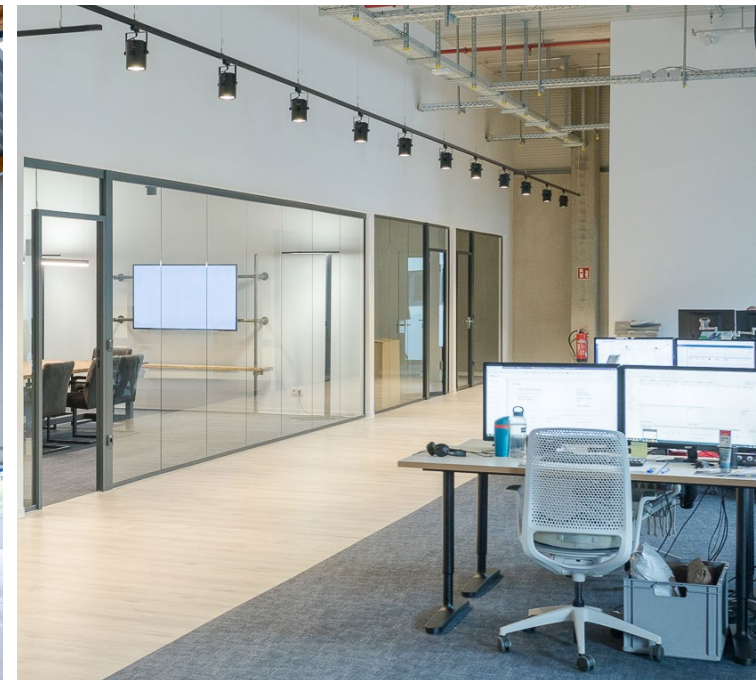
| Unit           | Warehouse        | Service          | Office           | Total            |
|----------------|------------------|------------------|------------------|------------------|
| W 1            | 857 sqm          | 305 sqm          | 353 sqm          | 1,515 sqm        |
| W 2            | 651 sqm          | 202 sqm          | 208 sqm          | 1,061 sqm        |
| W 3            | 908 sqm          | 273 sqm          | 278 sqm          | 1,459 sqm        |
| W 4            | 924 sqm          | 280 sqm          | 285 sqm          | 1,489 sqm        |
| <b>Total W</b> | <b>3,340 sqm</b> | <b>1,060 sqm</b> | <b>1,124 sqm</b> | <b>5,524 sqm</b> |

| Unit           | Warehouse        | Service        | Office         | Total            |
|----------------|------------------|----------------|----------------|------------------|
| X 1            | 1,248 sqm        | 269 sqm        | 290 sqm        | 1,807 sqm        |
| X 2            | 974 sqm          | 209 sqm        | 214 sqm        | 1,397 sqm        |
| X 3            | 974 sqm          | 207 sqm        | 212 sqm        | 1,393 sqm        |
| X 4            | 990 sqm          | 159 sqm        | 220 sqm        | 1,369 sqm        |
| <b>Total X</b> | <b>4,186 sqm</b> | <b>844 sqm</b> | <b>936 sqm</b> | <b>5,966 sqm</b> |

| Unit           | Warehouse        | Service        | Office         | Total            |
|----------------|------------------|----------------|----------------|------------------|
| Y 1            | 990 sqm          | 159 sqm        | 220 sqm        | 1,369 sqm        |
| Y 2            | 717 sqm          | 139 sqm        | 144 sqm        | 1,000 sqm        |
| Y 3            | 717 sqm          | 136 sqm        | 142 sqm        | 995 sqm          |
| Y 4            | 990 sqm          | 199 sqm        | 220 sqm        | 1,409 sqm        |
| <b>Total Y</b> | <b>3,414 sqm</b> | <b>633 sqm</b> | <b>726 sqm</b> | <b>3,773 sqm</b> |

| Total | 18,478 sqm | 4,290 sqm | 4,697 sqm | 27,465 sqm |
|-------|------------|-----------|-----------|------------|
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KONTAKT

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