

SEGRO PARK BERLIN AIRPORT

MELITTA-SCHILLER-STRASSE, 12526 BERLIN



Image show similar property



New high-quality building
directly adjacent to the capital city's
new BER airport



Excellent connection
to motorways A113, A117 and B96a



Committed to customer care



Total rental area
approx. 18,780 sqm



Building P + O: available from April 2023
Building D: now available,
Building E: available from May 2023
Building N: available from June 2023

SEGRO PARK BERLIN AIRPORT

12,5 

KILOMETRES TO
A10 BERLINER RING

7,6 

KILOMETRES TO
AIRPORT BER

1,9 

KILOMETRES TO
AIRPORT BER
TERMINAL 5

2,5 

KILOMETRES TO
A113

700 

METRES TO B96a

23

KILOMETRES TO
BERLIN CITY

2,7 

KILOMETRES TO
A117



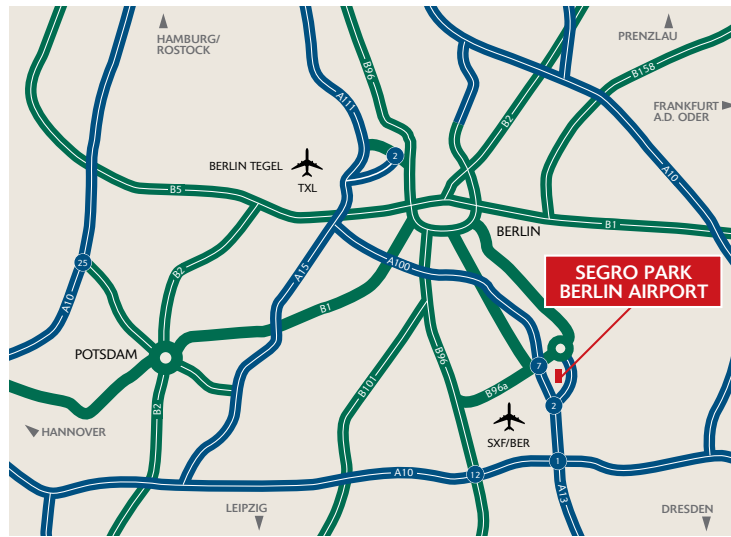
„Am Seegraben“ 1.2 km



„Grünbergallee“ 1.2 km

„Seeweg“ 1.2 km

„BER Airport, Terminal 5“ 2.6 km



SPECIFICATIONS

- **Warehouse height:** Light Industrial: 6.5 m clear height
Urban Logistics: 10 m clear height
- **Floor load:** 5 t/sqm
(forklifts with a maximum permitted load of 3.1 t/sqm)
- Each unit in phase 5 is equipped with 2–4 doors:
 - Sectional door (3 m W x 4.2 m H), for ground-level access
 - Additional loading ramps with loading door (3 m x 3 m) and electro-hydraulic dock leveller
- **Windows in the warehouse area**
- **LED lighting**
- **Skylights** for optimum lighting conditions and ventilation
- **Energy-saving construction**, DGNB-Gold certified
- Separate supply to each unit with district heating, water and electricity for optimisation of ancillary costs
- 63 A power backup for each unit;
can be increased if necessary

All areas will be delivered according to German building regulations.

ACCOMMODATION PHASE 5

Building P	Warehouse	Office	Service	Total
P1	2,226 sqm	291 sqm	242 sqm	2,758 sqm
P3	1,817 sqm	217 sqm	212 sqm	2,246 sqm
P4	1,841 sqm	220 sqm	203 sqm	2,264 sqm
Total	5,884 sqm	728 sqm	839 sqm	7,268 sqm
Building Q	Warehouse	Office	Service	Total
Q1	2,153 sqm	290 sqm	242 sqm	2,685 sqm
Q2	2,133 sqm	285 sqm	280 sqm	2,698 sqm
Q3	1,500 sqm	217 sqm	212 sqm	1,929 sqm
Q4	1,193 sqm	220 sqm	203 sqm	1,616 sqm
Total	6,979 sqm	1,012 sqm	937 sqm	8,927 sqm
Total	12,863 sqm	1,740 sqm	1,776 sqm	16,195 sqm

FURTHER RENTAL UNITS

Unit	Warehouse	Office	Service	Total
D4	-	94 sqm	-	94 sqm
E2 + E3	1,122 sqm	360 sqm	301 sqm	1,783 sqm
N2	448 sqm	145 sqm	116 sqm	709 sqm
Total	1,570 sqm	599 sqm	417 sqm	2,586 sqm

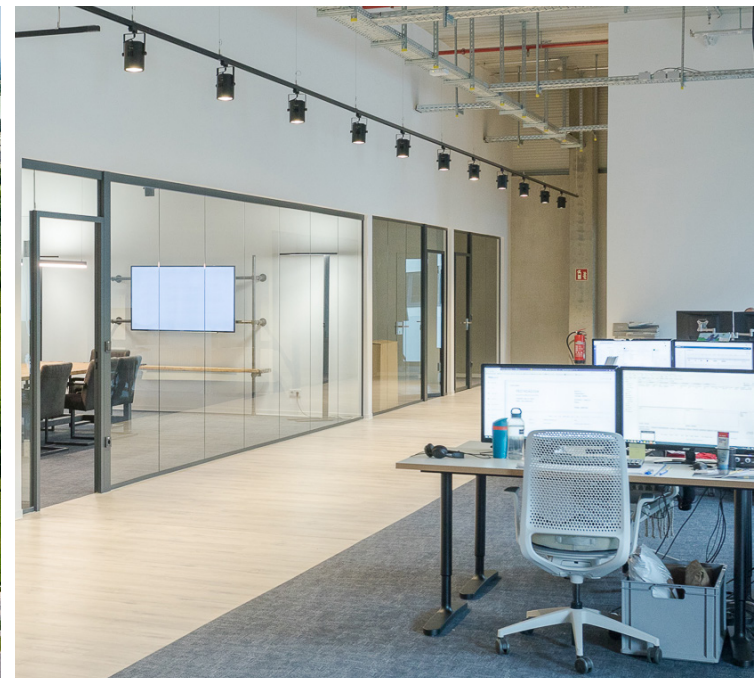
(Units can be rented separately or together.)

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SEGRO

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CONTACT

SEGRO

SEGRO PARK
BERLIN AIRPORT

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