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SEGRO PARK

BERLIN AIRPORT

ALEXANDER-MEISSNER-STRASSE, LUDWIG-PRANDTL-STRASSE, 12526 BERLIN



State-of-the-art SEGRO Park
directly adjacent to BER airport

Excellent connection
to motorways A113, A117 and B96a

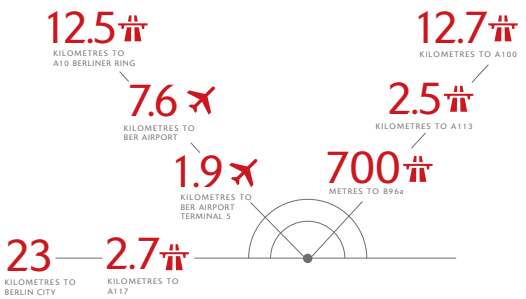
Light Industrial space
available from approx. 94 m²

Phase 3 Units I: available now
Phase 3 Units J: available February 2027

Phase 4: available now
Phase 1: available June 2027

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„Am Seegraben“	1,2 km
„Seeweg“	1,2 km

„Grünbergallee“	1,2 km
„BER Airport, Terminal 5“	2,6 km





SPECIFICATIONS

- **Warehouse height:** 6 m clear height
- **Floor load:** 5 t/sq m (forklifts with a maximum permitted load of 5 t/sq m)
- **Each unit is equipped with 2 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 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

ACCOMMODATION

Phase 3

Unit	Warehouse	Office	Service	Total
I6	318 sq m	107 sq m	80 sq m	505 sq m
J3	254 sq m	107 sq m	80 sq m	441 sq m
J4	323 sq m	144 sq m	117 sq m	584 sq m
J7	318 sq m	-	80 sq m	398 sq m
J8	404 sq m	-	117 sq m	521 sq m
Total	1,617 sq m	358 sq m	474 sq m	2,449 sq m

Phase 4

Unit	Warehouse	Office	Service	Total
N2	448 sq m	145 sq m	116 sq m	709 sq m
Total	448 sq m	145 sq m	116 sq m	709 sq m

Phase 1

Unit	Warehouse	Office	Service	Total
D4.1	-	94 sq m	-	94 sq m
Total	-	94 sq m	-	94 sq m



Available now Available soon

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CONTACT

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