

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



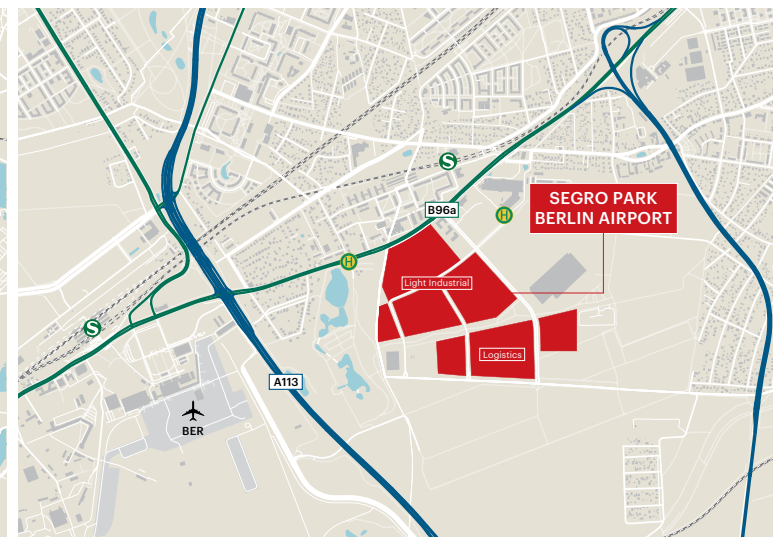
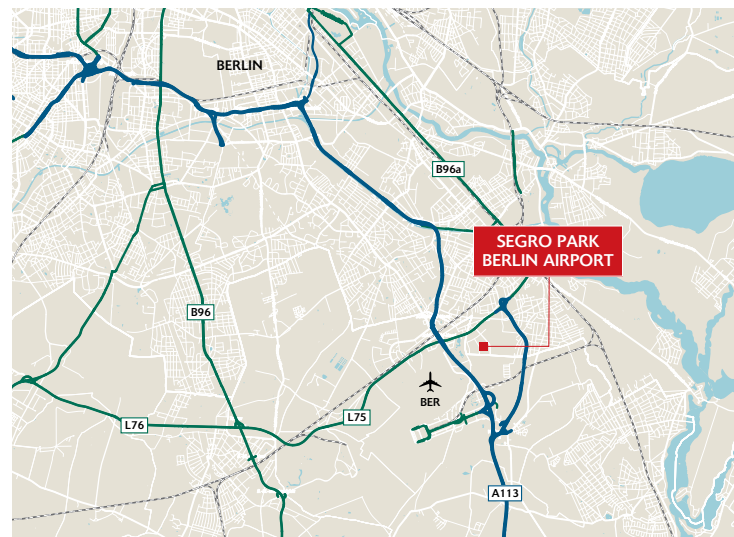
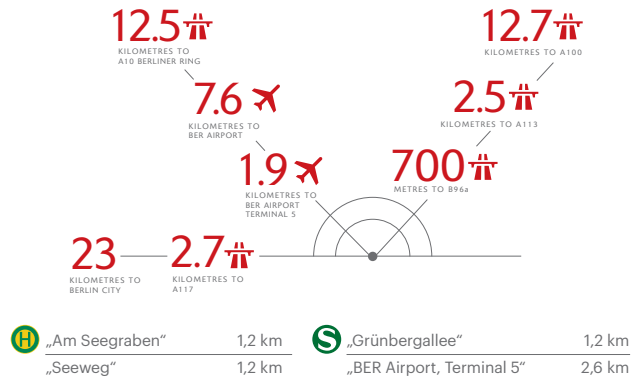
Light Industrial space
available from approx. 94 m²



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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SPECIFICATIONS

- **Warehouse height:** 6 m clear height
- **Floor load:** 5 t/sqm (forklifts with a maximum permitted load of 5 t/sqm)
- **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
I1	383 sqm	-	120 sqm	503 sqm
I5	479 sqm	147 sqm	120 sqm	746 sqm
I6	318 sqm	107 sqm	80 sqm	505 sqm
J3	254 sqm	107 sqm	80 sqm	441 sqm
J4	323 sqm	144 sqm	117 sqm	584 sqm
J6	318 sqm	107 sqm	80 sqm	505 sqm
J7	318 sqm	-	80 sqm	398 sqm
J8	404 sqm	-	117 sqm	521 sqm
Total	2,797 sqm	612 sqm	794 sqm	4,203 sqm

Phase 4

Unit	Warehouse	Office	Service	Total
N2	448 sqm	145 sqm	116 sqm	709 sqm
Total	448 sqm	145 sqm	116 sqm	709 sqm

Phase 1

Unit	Warehouse	Office	Service	Total
D4.1	-	94 sqm	-	94 sqm
Total	-	94 sqm	-	94 sqm

Phase 3 Units I: available now
 Phase 3 Units J: available February 2027
 Phase 4: available now
 Phase 1: available June 2027





CONTACT

SEGRO

SEGRO PARK

BERLIN AIRPORT

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