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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

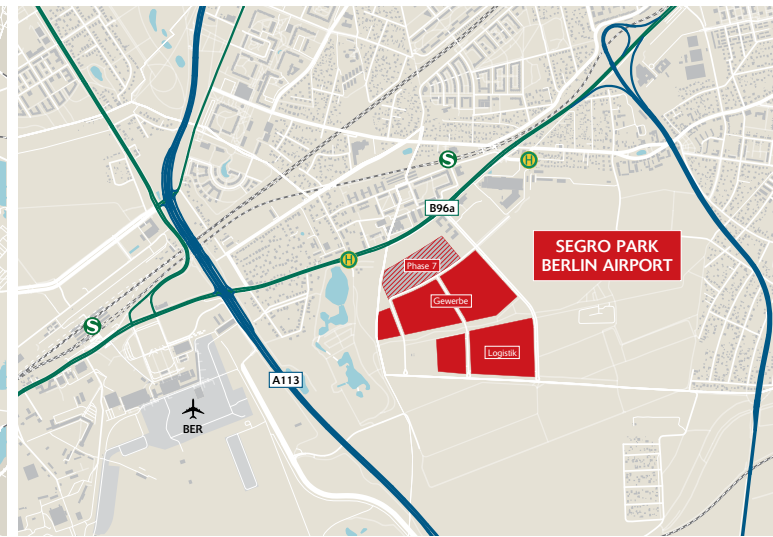
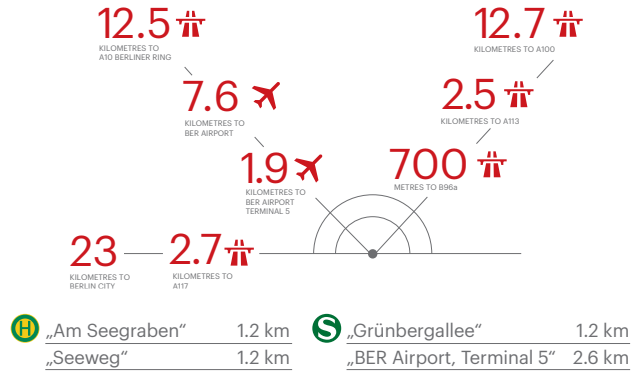


Total rental area
approx. 27,500 sqm



Available now

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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

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
Total U	3,668 sqm	498 sqm	580 sqm	4,746 sqm

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
Total V	3,870 sqm	1,255 sqm	1,331 sqm	6,456 sqm

Unit	Warehouse	Service	Office	Total
W 1	857 m ²	305 m ²	353 m ²	1,515 m ²
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
Total W	3,340 sqm	1,060 sqm	1,124 sqm	5,524 sqm

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
Total X	4,186 sqm	844 sqm	936 sqm	5,966 sqm

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
Total Y	3,414 sqm	633 sqm	726 sqm	3,773 sqm

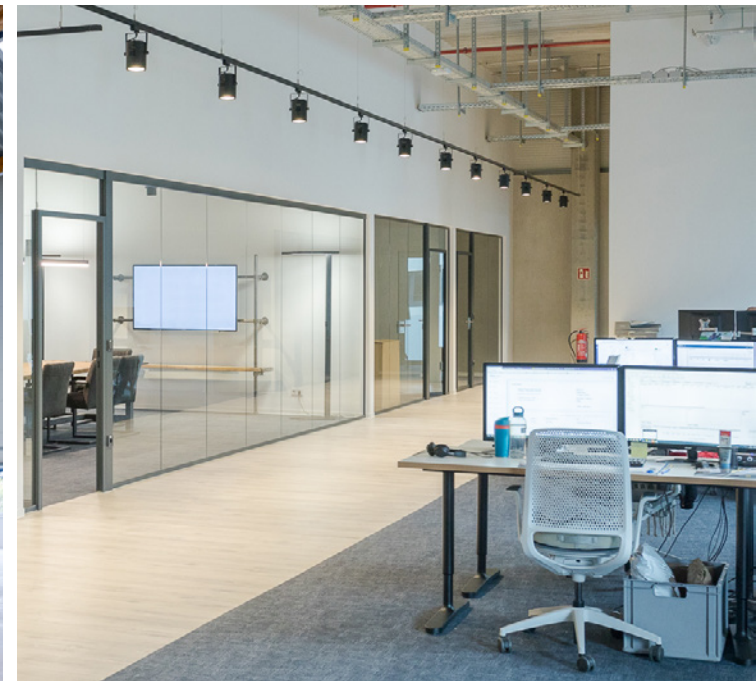
Total	18,478 sqm	4,290 sqm	4,697 sqm	27,465 sqm
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KONTAKT

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