


SEGRO PARK
BERLIN AIRPORT


ALEXANDER-MEISSNER-STRASSE, 12526 BERLIN



 High-quality new construction of logistics units directly at Airport BER

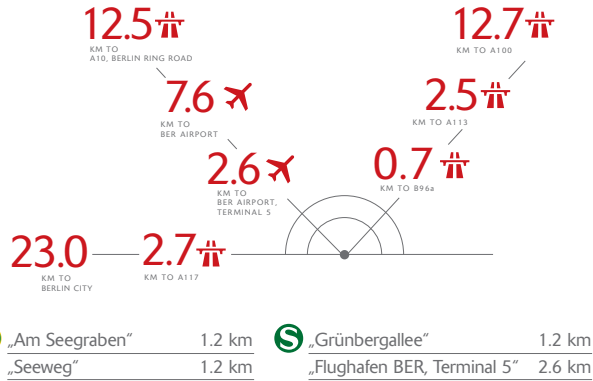
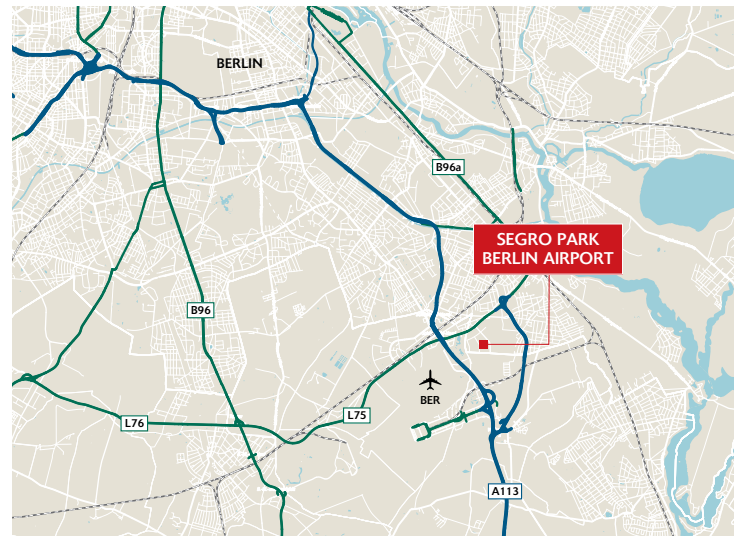
 Optimal connection to A100, A113, A117, and B96a

 First-class customer service provided by our property management team

 Total rental space approximately 18,500 sqm

 Expected completion: Q3 2025

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SUSTAINABLE ASPECTS

- Green electricity supply through photovoltaic system
- Charging stations for electric vehicles (20% of all car parking spaces)
- Sustainable greening concept with green roofs
- High-quality insulated building envelope (BEG 40)
- Aiming for DGNB Platinum and DGNB Climate Positive certification

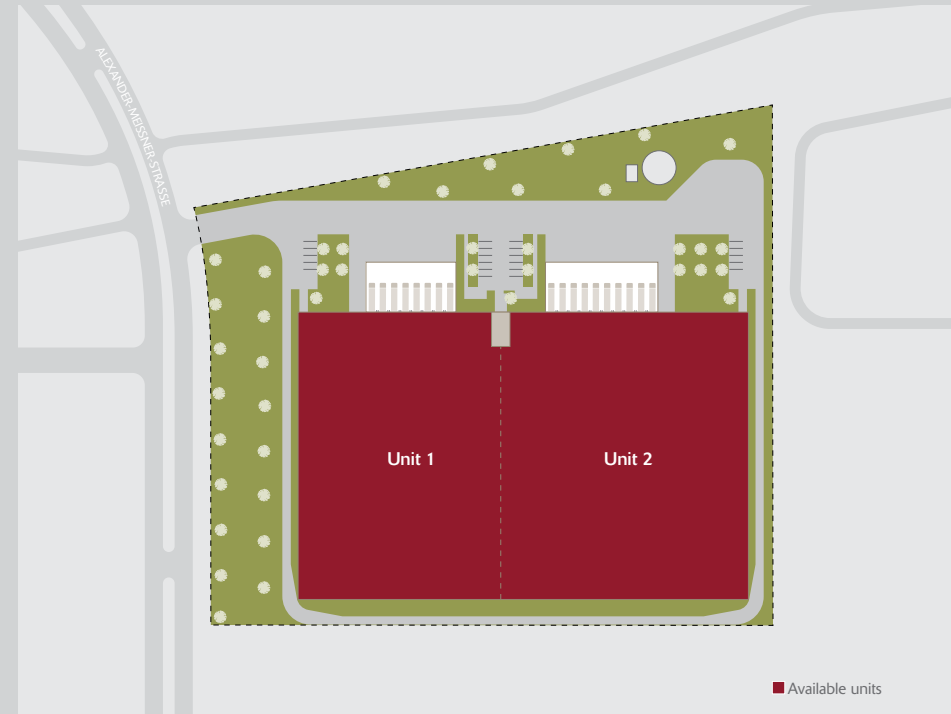
SPECIFICATIONS

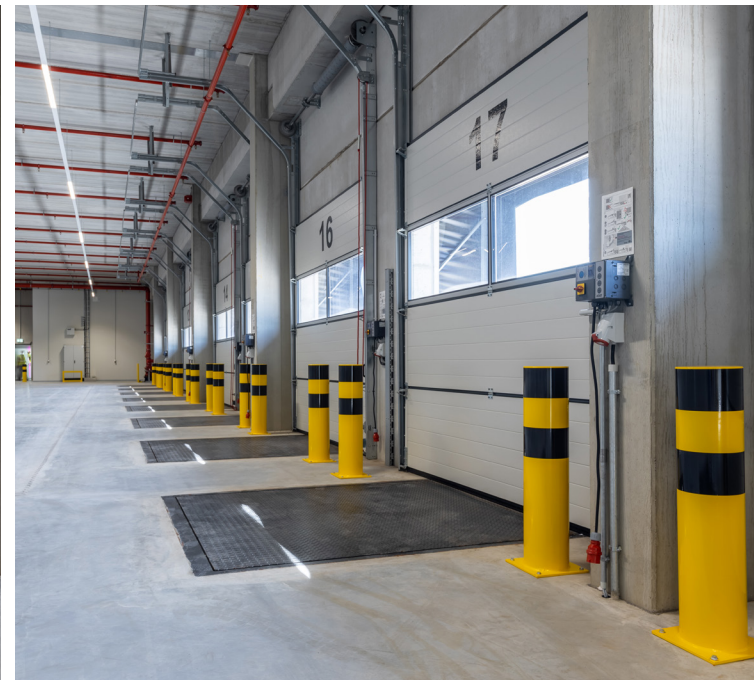
- Warehouse height: 12 m clear height
- Warehouse floor:
 - Steel fiber concrete slab
 - Load capacity of 50 kN/sqm (5t) and point loads from shelf columns of 75 kN
- Doors:
 - Sectional door (4 m W x 4.5 m H) for ground-level delivery
 - 18 electro-hydraulic dock levelers (Unit 1: 8 levelers, Unit 2: 10 levelers)
- Windows: Aluminum windows with insulated glazing
- Lighting: Intelligent LED lighting systems
- Utilities:
 - Electricity and water connection per rental unit
 - Electrical protection per rental unit 63 A
 - Warehouse heating via VRF systems
 - Office heating via heat pump system
- Sprinkler system FM Global
- Office: 1 mezzanine office per rental unit (including sanitary facilities and driver registration)

FUTURE RENTAL UNITS

Unit	Warehouse	Office	Mezzanine	Total
Unit 1	7,428 sqm	162 sqm	914 sqm	8,504 sqm
Unit 2	9,071 sqm	158 sqm	1,117 sqm	10,346 sqm
Total	16,499 sqm	320 sqm	2,031 sqm	18,850 sqm

(All information is approximate)





CONTACT

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