

SEGRO PARK BERLIN AIRPORT

MELITTA-SCHILLER-STRASSE 30, 12526 BERLIN



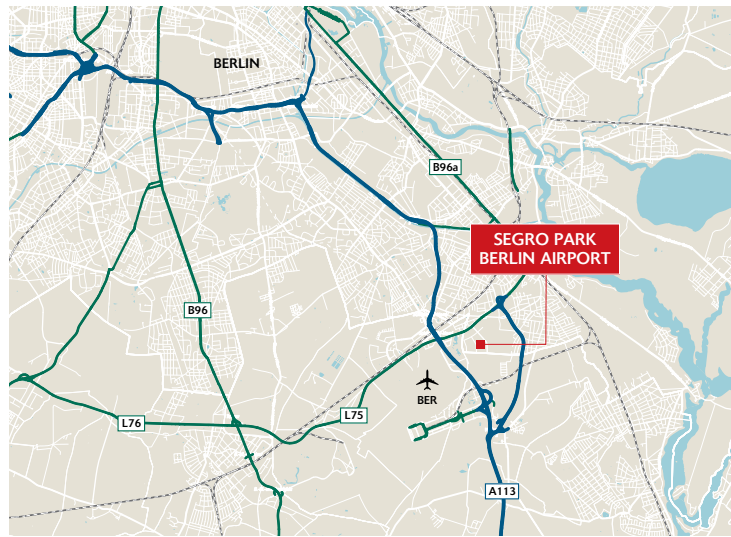
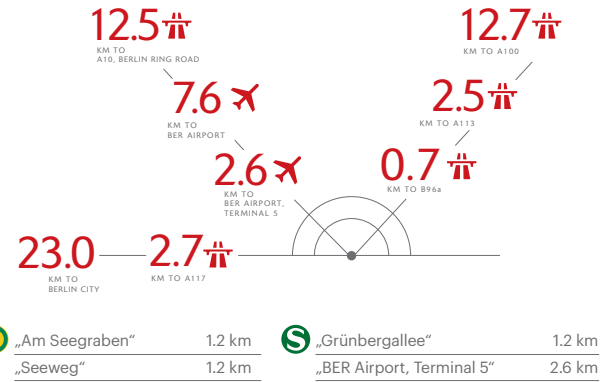
✓ Modern logistics spaces
directly next to Airport BER

📍 Optimal connection
to A113, A117, and B96a

🏭 Designation as industrial area
24/7 operation possible

🏠 A total of 6,679 sqm
available now

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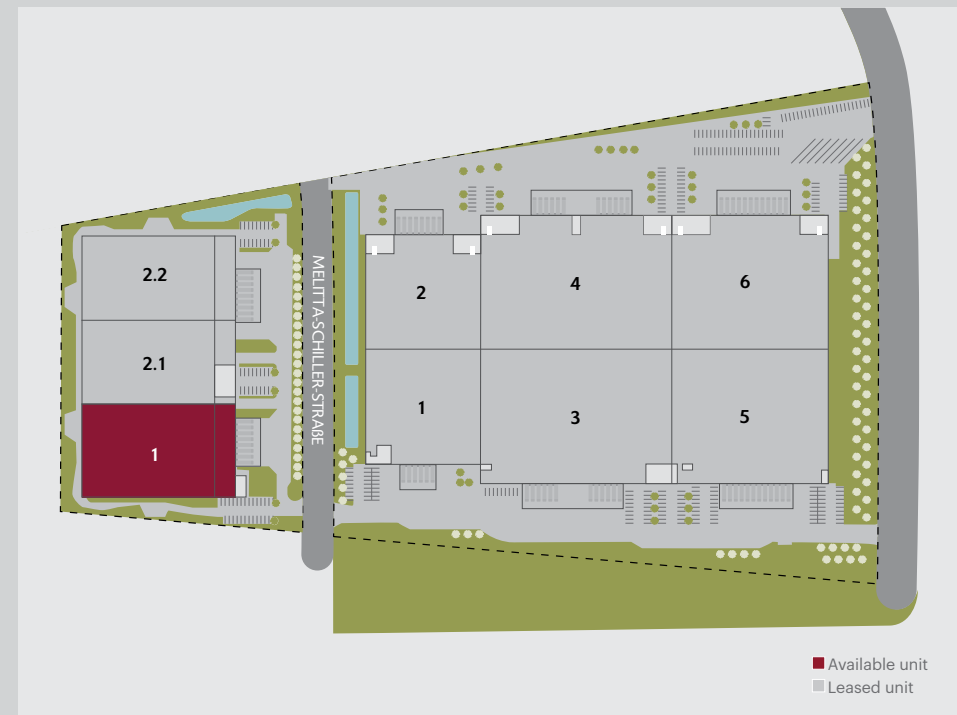
SPECIFICATIONS

- **Warehouse height:** 10.5 m clear height
- **Windows:** Aluminum windows with insulated glazing
- **Warehouse floor:**
 - Storage area: Floor evenness according to DIN 18202, Table 3, Line 4
 - Picking area: Floor evenness according to DIN 18202, Table 3, Line 3
- **Floor load capacity:** 50 kN/m²
- **Lighting:** LED equipment
 - Illuminance in the storage area: 200 lux
 - Illuminance in the picking area: 250 lux
- **Heating:** up to 17°C in the warehouse (radiant tube heaters)
- **Fire protection:** ESFR sprinkler system
- **Offices and social areas:** high-quality equipped
- **Car parking spaces:** 16

RENTAL UNITS

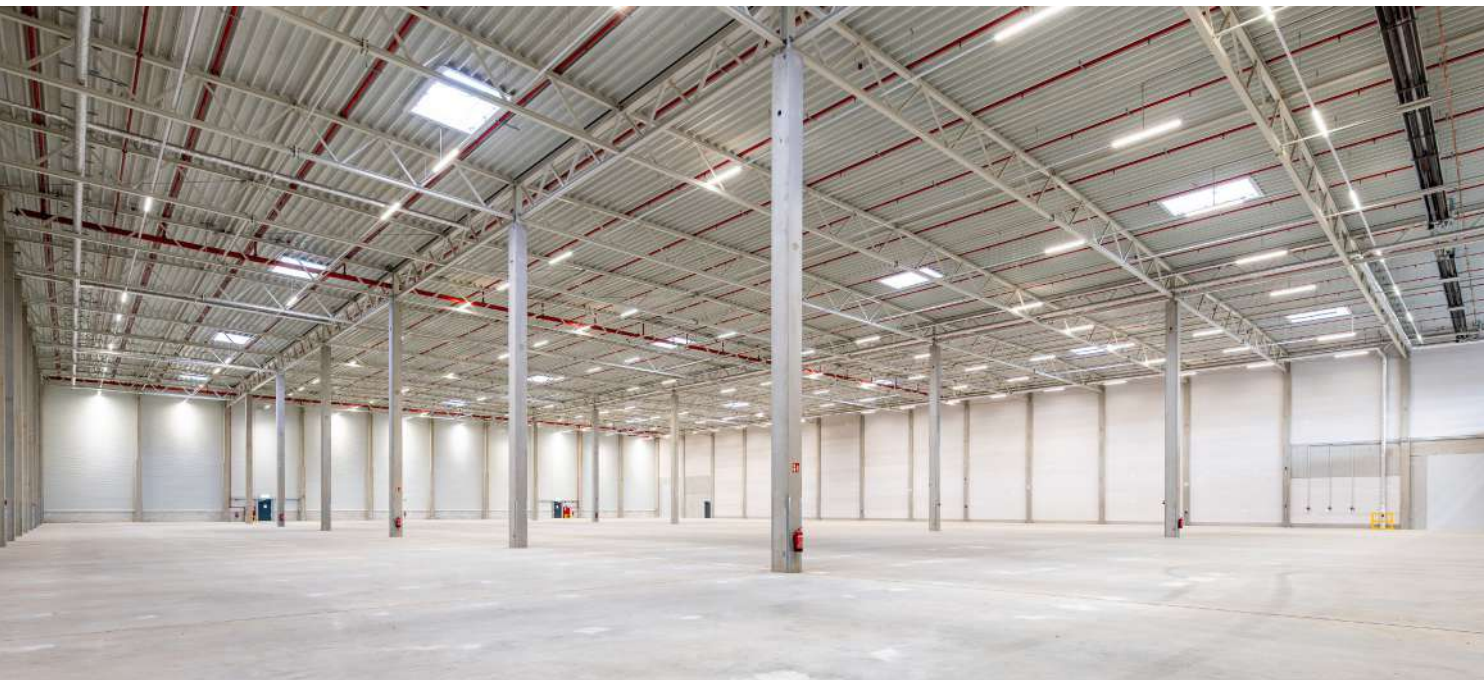
Phase 3

Unit	Warehouse	Office	Mezzanine	Total
1	5,701sqm	574sqm	404sqm	6,679sqm




■ Available unit
■ Leased unit





REGION BERLIN

POPULATION AND HOUSEHOLDS

 **3,780,000**
(Germany: 84.5m)

 **2,011,000**

LABOR DEMOGRAPHICS

LABOR FORCE IN

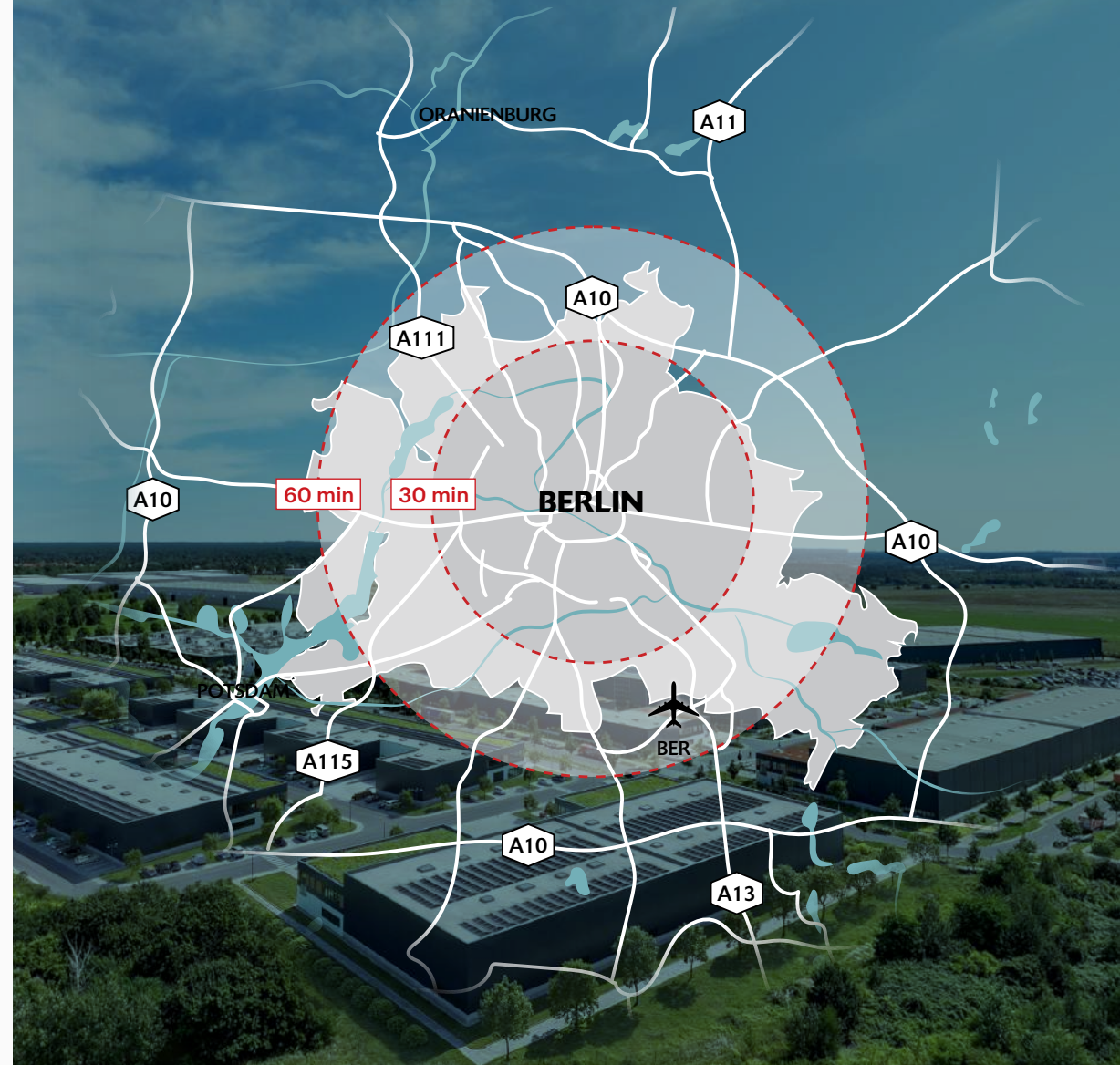
 Production
108,100

 Logistics
230,000

UNEMPLOYMENT

 **9.1%**
(Germany: 5.7%)

Sources: Office for Statistics Berlin-Brandenburg: <https://www.statistik-berlin-brandenburg.de>,
Federal Employment Agency: <https://www.arbeitsagentur.de/>, Statista: <https://de.statista.com/>, 2023



CONTACT

SEGRO

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MELITTA-SCHILLER-STRASSE 30, 12526 BERLIN



Pauline Wolters
Manager, Development,
Light Industrial



Pauline.Wolters@segro.com



T: 0211- 497 65 127
M: 0162- 678 21 45



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SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

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