

# BERLIN AIRPORT

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



**New high-quality building**  
directly adjacent to the capital city's  
new BER airport



**Excellent connection**  
to motorways A113, A117 and B96a



**Committed to customer care**



**Total rental area**  
approx. 800 sqm



**Building I: available on request**

# SEGRO PARK BERLIN AIRPORT

12.5 

KILOMETRES TO  
A10 BERLINER RING

7.6 

KILOMETRES TO  
BER AIRPORT

1.9 

KILOMETRES TO  
BER AIRPORT  
TERMINAL 5

700 

METRES TO B96a

12.7 

KILOMETRES TO A113

2.5 

KILOMETRES TO A113

23 

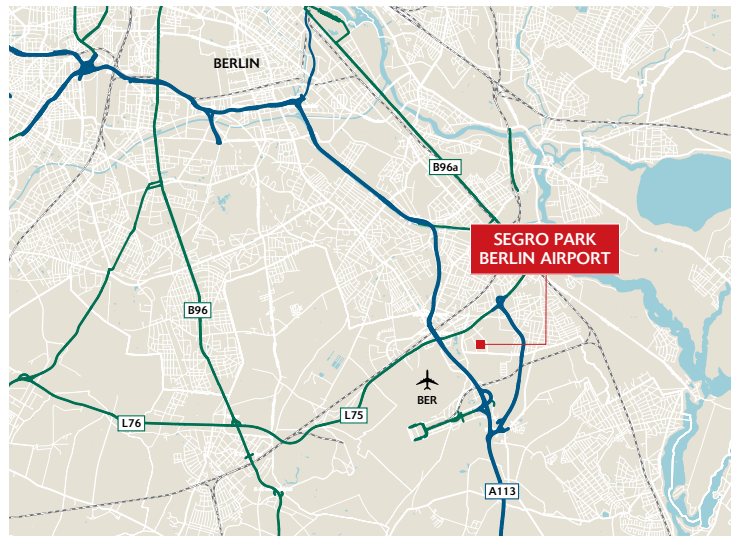
KILOMETRES TO  
BERLIN CITY

2.7 

KILOMETRES TO  
A117



	„Am Seegraben“	1.2 km		„Grünbergallee“	1.2 km
	„Seeweg“	1.2 km		„BER Airport, Terminal 5“	2.6 km



## SPECIFICATIONS

- **Warehouse height:** Light Industrial: 6.5 m clear height  
Urban Logistics: 10 m clear height
- **Floor load:** 5 t/sqm  
(forklifts with a maximum permitted load of 3.1 t/sqm)
- Each unit is equipped with 2–4 doors:
  - Sectional door (3 mWx4.2 mH), 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-Gold 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

All areas will be delivered according to German building regulations.

## ACCOMMODATION

Phase 3 Building I

Unit	Warehouse	Office	Service	Total
I7	477 sq m	180 sq m	153 sq m	810 sq m
<b>Total</b>	<b>477 sq m</b>	<b>180 sq m</b>	<b>153 sq m</b>	<b>810 sq m</b>

(Units can be rented separately or together.)





CONTACT

SEGRO

SEGRO PARK  
**BERLIN AIRPORT**

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SEGROBlog

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