

16,031 M² OF LOGISTICS SPACE AVAILABLE FROM Q4 2026
NEAR REGENSBURG WITH DIRECT ACCESS TO THE A3



P3 OBERTRAUBLING

ADDRESS

Baumschulenstraße 1B,
93083 Obertraubling
Germany

COMMERCIAL CONTACT

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All information in this document is valid on this date.
For current information please contact our commercial team.

OVERVIEW

The municipality of Obertraubling is located in the southern district of Regensburg, Bavaria, and is part of the Regensburg metropolitan region. Thanks to its convenient transport links, Obertraubling represents an attractive location for logistics-related uses.

Transport Connections

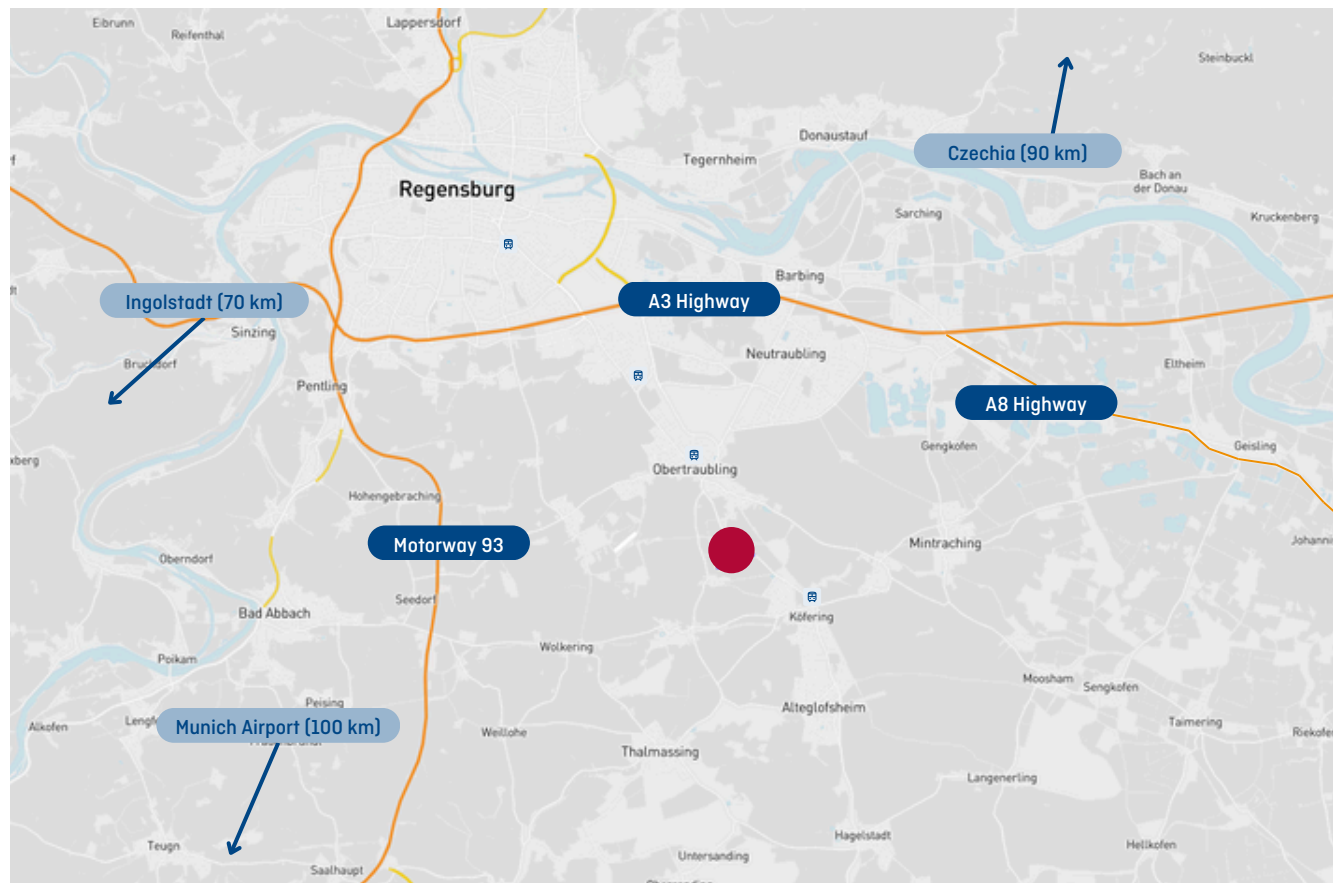
- Motorway: The A3 Regensburg-Ost junction is just minutes away, linking to Nuremberg, Frankfurt, Austria, and the Czech Republic.
- Highways: B15 and B8 provide fast regional access.
- Rail: Obertraubling station connects to the Deutsche Bahn network; the Regensburg marshalling yard nearby supports freight.
- Air: Munich Airport (60 min via A92) offers global freight links, while Regensburg-Oberhub serves smaller cargo and business flights.

Strategic Advantages

With its central European location, excellent transport links, and skilled workforce, Obertraubling offers ideal conditions for national and international logistics operations.

DISTANCES TO POINTS OF INTERESTS

| | | |
|----------------|-----------------|--------|
| A3 highway | 10 mins | 8 km |
| Regensburg | 10 mins | 10 km |
| Ingolstadt | 45 mins | 70 km |
| Frankfurt | 3 hours 10 mins | 330 km |
| Berlin | 5 hours 5 mins | 510 km |
| Munich Airport | 58 mins | 100 km |
| Czechia | 50 mins | 90 km |
| Austria | 1 hour 55 mins | 200 km |



LOCAL ACCESS

The property was developed by P3 and consists of two building sections constructed in 2019 and 2020, offering a total of 38,189 m² of logistics space. The facilities are state-of-the-art and designed to meet the individual needs of any company.

The park provides ample car and truck parking spaces. This versatile complex is suitable for both production and logistics purposes.

Benefit from cutting-edge infrastructure and one of the highest-quality logistics halls in the region. Choose P3 and secure the ideal conditions for your company's success.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



Get directions

AVAILABLE SPACE

| Unit | Warehouse (m ²) | Office (m ²) | Docking bays | Parking spaces |
|--------------|-----------------------------|--------------------------|--------------|----------------|
| 1 | - | - | - | - |
| 2 | 16,031 | 619 | 16 | 68 |
| Total | 16,031 | 619 | 16 | 68 |



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Year of construction: 2019
- Clear height: 10 m
- Lighting: LED
- Floor load capacity: 5 t/m²
- 1 jumbo dock
- 1 ground-level access
- Column grid: 12 × 24 m
- 1 dock door per 1,000 m²
- FM Global sprinkler system



SUSTAINABLE PERFORMANCE

**Very
Good**

BREEAM CERTIFICATION

B

EPC RATING





We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

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Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com

10.3 mil. m² 11

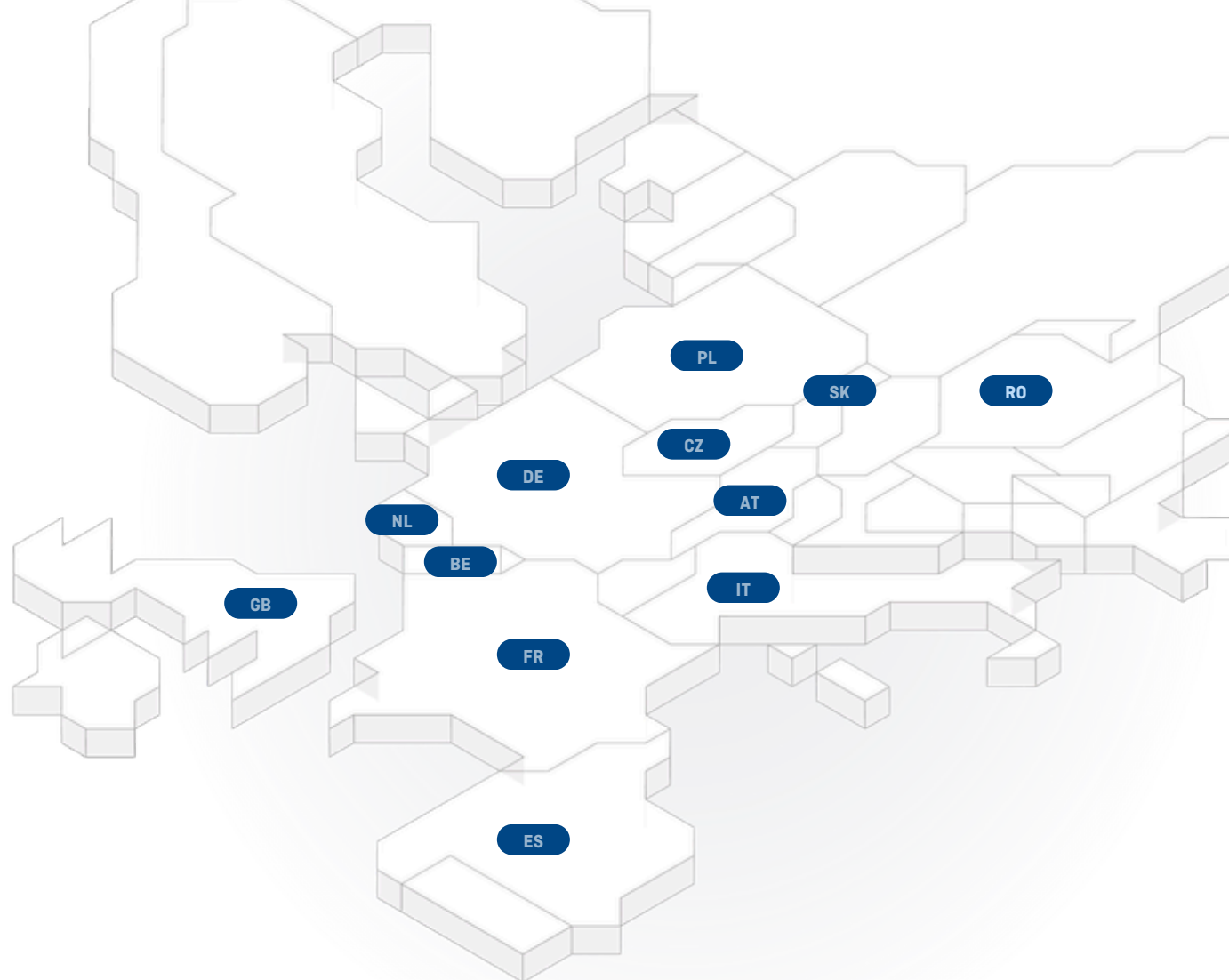
GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



REFERENCE PROJECTS



P3 KAMEN COUNTRY 

GLA 130,141 m²

P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m² of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 OBERTRAUBLING COUNTRY 

GLA 54,843 m²

P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München-Berlin and A6 Prague-Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



P3 ANSBACH COUNTRY 

GLA 30,252 m²

A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m² plus around 900 m² of office space and approx. 3,200 m² of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



P3 EBERSBACH COUNTRY 

GLA 38,831 m²

The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



P3 SIEGENBURG COUNTRY 

GLA 32,378 m²

The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



P3 BEDBURG COUNTRY 

GLA 65,997 m²

P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

SPACE TO CREATE

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