

MODERN LOGISTICS SPACE IN THE RHINE-MAIN AREA
WITH EXCELLENT ACCESS TO THE A5 AND A67 MOTORWAYS



P3 PFUNGSTADT

ADDRESS
Ostendstraße 8,
64319 Pfungstadt

COMMERCIAL CONTACT
Lisa Bingold
+49 176 19050030
lisa.bingold@p3parks.com

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



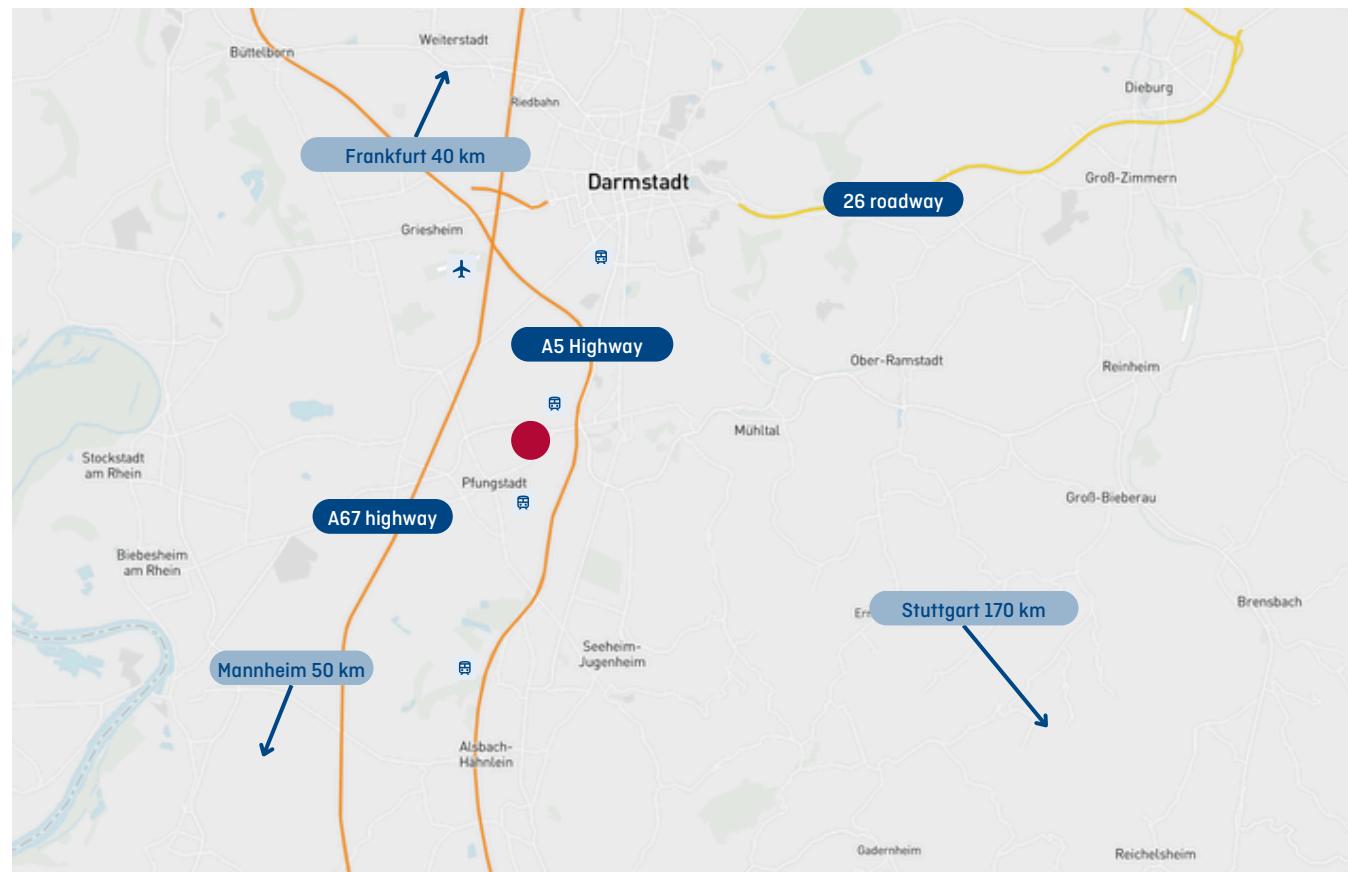
OVERVIEW

P3 Pfungstadt is located in southern Hesse, near the city of Darmstadt and just south of Frankfurt. The logistics park lies within the Rhine-Main area, one of Germany's most important logistics hotspots.

Motorway access: Immediate connections to the A5 and A67 ensure quick transport links. Darmstadt city center can be reached in about 20 minutes, and Frankfurt in just 40 minutes.

Metropolitan region: With a population of approximately five million, the Rhine-Main area provides excellent conditions for both labor availability and market reach.

Strategic advantage: The location is ideally suited for use as a regional distribution hub, benefitting from dense infrastructure and strong regional demand.



DISTANCES TO POINTS OF INTERESTS

A5 highway	5 mins	2 km
Darmstadt	10 mins	10 km
Frankfurt	25 mins	40 km
Mannheim	30 mins	50 km
Stuttgart	1 hour 45 mins	170 km
Frankfurt Airport	20 mins	30 km
France	1 hour 10 mins	123 km
Netherlands	3 hours 10 mins	330 KM



LOCAL ACCESS

P3 Pfungstadt offers modern and flexible logistics facilities designed to meet the highest industry standards. The site can be divided into two independent units to meet a variety of operational requirements.

With state-of-the-art specifications, a sustainable design approach, and 24/7 operational capability, the park provides ideal conditions for companies seeking efficiency, flexibility, and long-term growth in one of Germany's strongest logistics regions.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



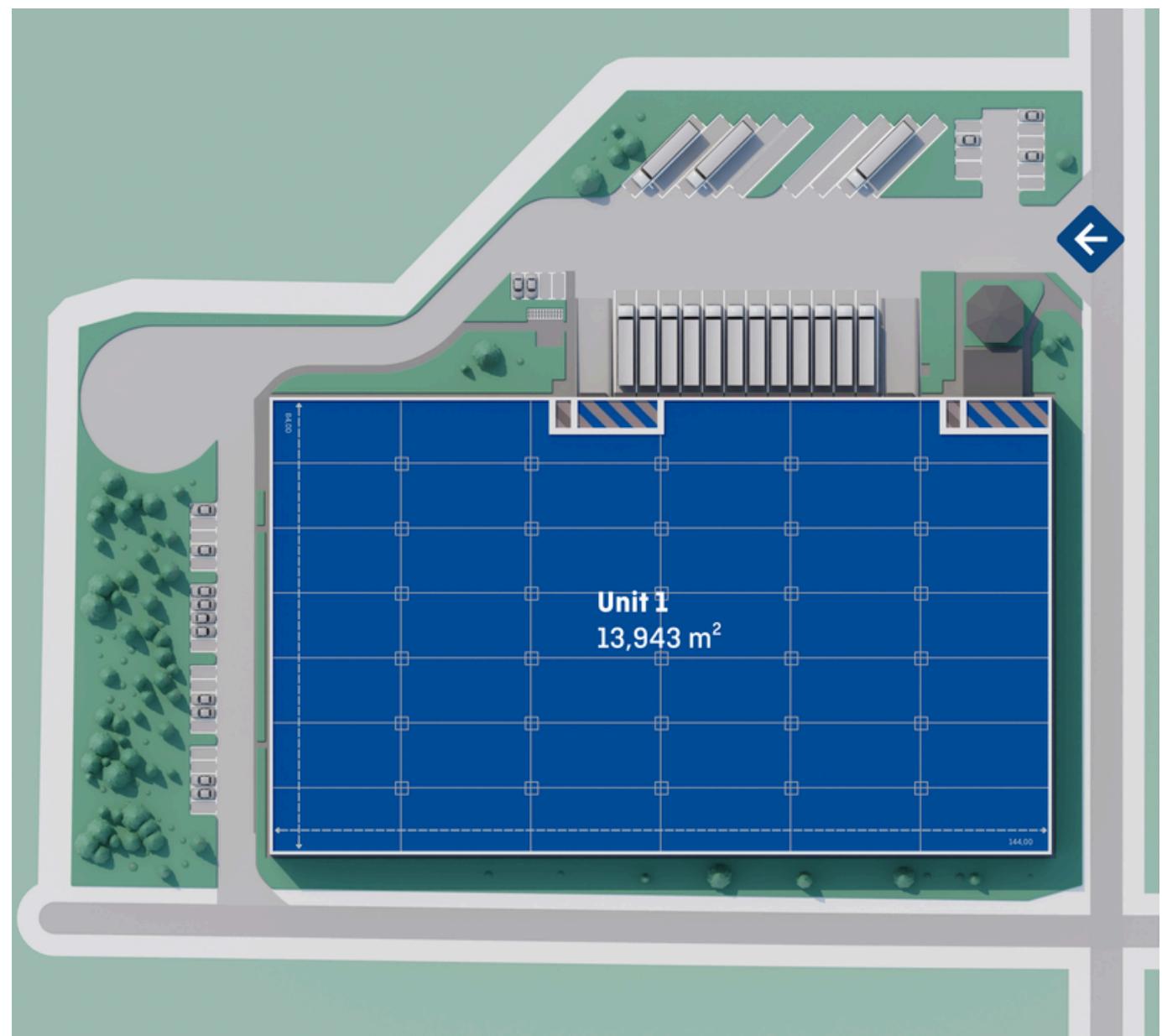
Get directions

AVAILABLE SPACE

Warehouse 1

Unit	Warehouse (m ²)	Office (m ²)	Mezzanine (m ²)
1	12,134	513	1,296
Total	12,134	513	1,296

-  Office + office mezzanine
-  Warehouse + office mezz.
-  Warehouse + storage mezz.
-  Available space
-  Main Entrance



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Year of Construction: 2020
- Units: divisible into 2 units of approx. 4,000 m² / 8,000 m²
- Clear internal height: 10 m
- Floor load capacity: 5.0 t/m²
- Column grid: 12 x 24 m
- Docking:
 - 1 loading dock per 1,000 m²
 - 1 jumbo dock leveller per unit
 - 1 level door per unit
- Lighting: LED for exterior, warehouse, and office spaces
- Fire protection: FM Global sprinkler system
- Operations: 24/7 use, industrial zoning
- Sustainability: BREEAM In-Use Very Good



SUSTAINABLE PERFORMANCE

2

EV CHARGING STATIONS

Very Good C

BREEAM CERTIFICATION

EPC RATING



SUSTAINABLE OPTIONS - EXTERIOR



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.

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

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

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

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

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

SUSTAINABLE OPTIONS - INTERIOR



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



For further consultation about sustainability and customisation matters please contact:

Julie Paulson
julie.paulson@p3parks.com
+420 731 435 734



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

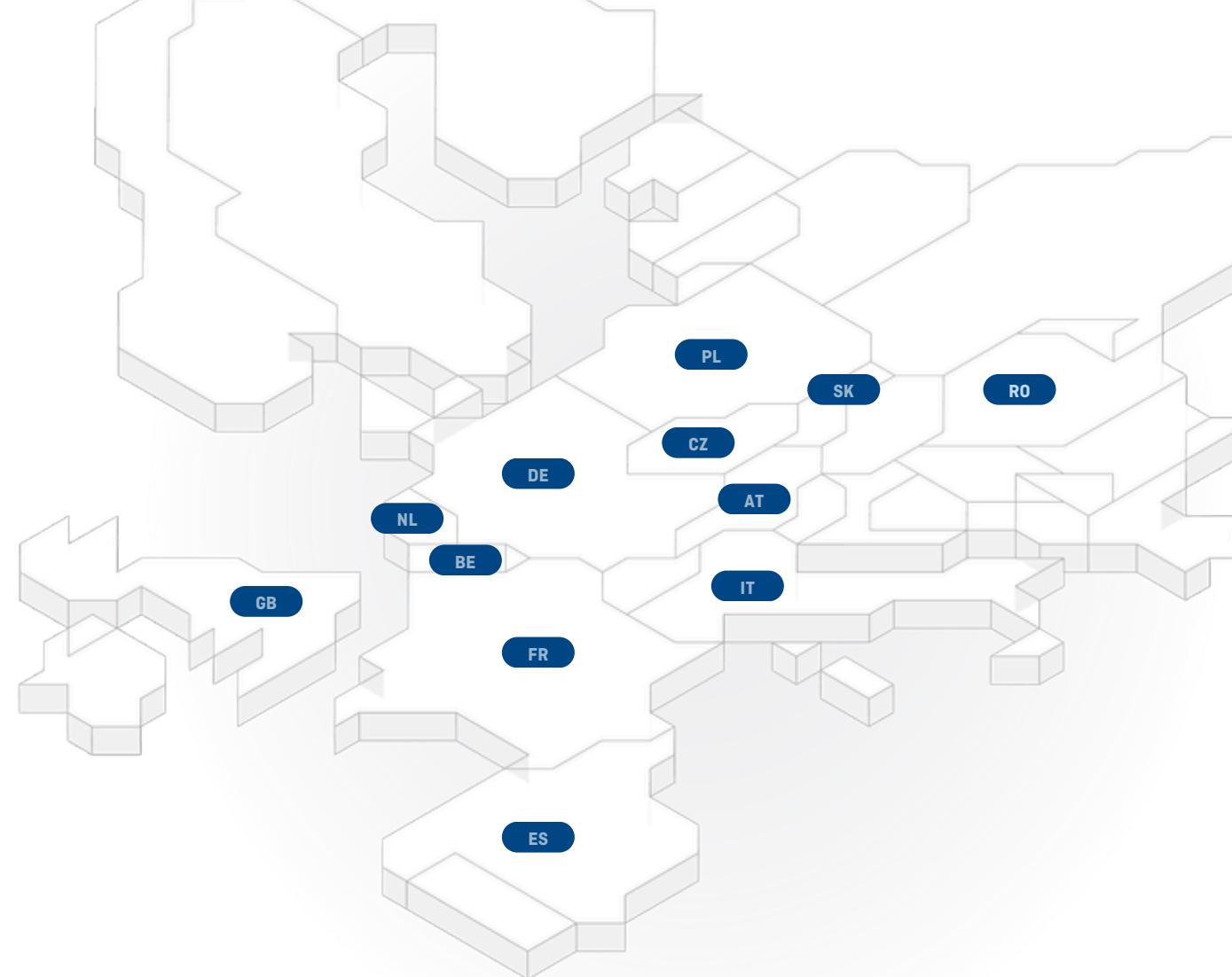
COUNTRIES

3.2 mil. m²

LANDBANK FOR DEVELOPMENT

470 +

CUSTOMERS



**OWNER — P3 — INVESTOR
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL



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

COMMERCIAL CONTACT



Lisa Bingold
+49 176 190 500 30
+49 69 90 500 3317
Lisa.Bingold@p3parks.com

COUNTRY OFFICE



P3 Logistic Parks GmbH
Ulmenstraße 37-39
60325 Frankfurt am Main,
Germany

P3Parks.com

