

18,981 M² OF MODERN WAREHOUSE IDEALLY LOCATED FOR SUSTAINABLE AND EFFICIENT OPERATIONS

P3 GERMERSHEIM

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OVERVIEW

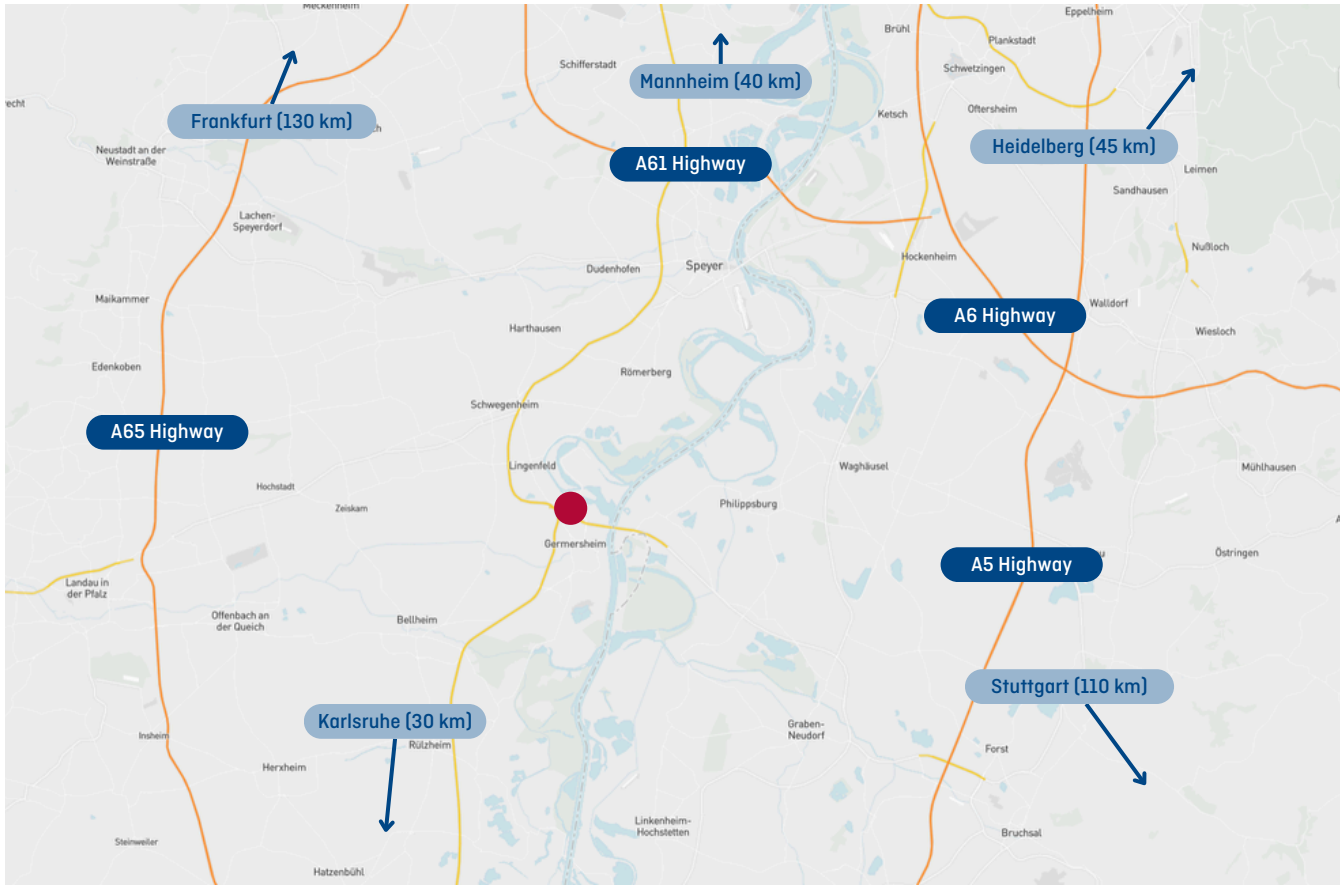
The logistics property P3 Germesheim is located in a strategically advantageous area with strong infrastructure and direct access to major transport routes. The site benefits from proximity to key regional and national road corridors, ensuring fast connections to both local markets and international gateways.

Motorway access: Excellent links to nearby motorways provide efficient distribution across Germany and into wider European markets.

Airport access: The property is within reach of a major international airport, offering reliable passenger and cargo connectivity.

Regional advantage: The surrounding area has a long-standing industrial and logistics tradition, ensuring a strong labor market and supporting infrastructure for businesses.

Strategic positioning: With its central location, the property is ideally suited for both regional distribution hubs and international logistics operations.







DISTANCES TO POINTS OF INTERESTS

A61 highway	14 mins	20 km
Karlsruhe	15 mins	30 km
Mannheim	20 mins	40 km
Heidelberg	25 mins	45 km
Stuttgart	1 hour 5 mins	110 km
Franfkurt Airport	1 hour 10 mins	120 km
France	20 mins	40 km
Belgium	2 hours 45 mins	280 km

LOCAL ACCESS

The property offers a total of 18,981 m² of modern logistics space, developed to the highest standards of efficiency, sustainability, and flexibility. Designed as a multi-tenant logistics facility, the space can accommodate a wide variety of operational requirements, from distribution to light production.

The building proudly holds DGNB Gold Certification, complemented by a BREEAM “Very Good” rating and an EPC A, highlighting its exceptional sustainability and energy-efficient design.. Equipped with LED lighting throughout, the facility provides reduced operating costs and improved working conditions.

Sufficient parking spaces are available for employees and visitors, complemented by generous maneuvering areas for trucks. This makes the site particularly attractive for logistics providers, retailers, and e-commerce companies seeking modern, future-ready warehouse space.



AVAILABLE SPACE

The space is available within the six displayed units, which are offered exclusively as full units and cannot be subdivided into smaller sections.

Unit	Warehouse (m²)	Office (m²)	Mezzanine (m²)
1	4,641	254	560
2	7,315	206	687
3	-	-	-
4	-	-	-
5	-	-	-
6	5,318	-	-
Total	**17,274**	**460**	**1,247**



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Total leasable area: 18.981 m²
- Certification: BREEAM “Very Good”, EPC A
- Clear internal height: 10–12 m (modern standard for distribution halls)
- Floor load capacity: 5 t/m²
- Column grid: 12 × 24 m (standard specification)
- Docking:
  - 1 loading dock per 1,000 m²
  - Multiple level access doors for each unit
- Lighting: LED throughout warehouse, offices, and exterior areas
- Fire protection: FM Global sprinkler system
- Parking: sufficient car and truck spaces, plus generous maneuvering areas
- Sustainability: BREEAM “Very Good”, EPC A, energy-saving LED, potential for photovoltaic systems and e-charging stations
- Operations: 24/7 use, industrial zoning
- DGNB Gold certification







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.

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



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

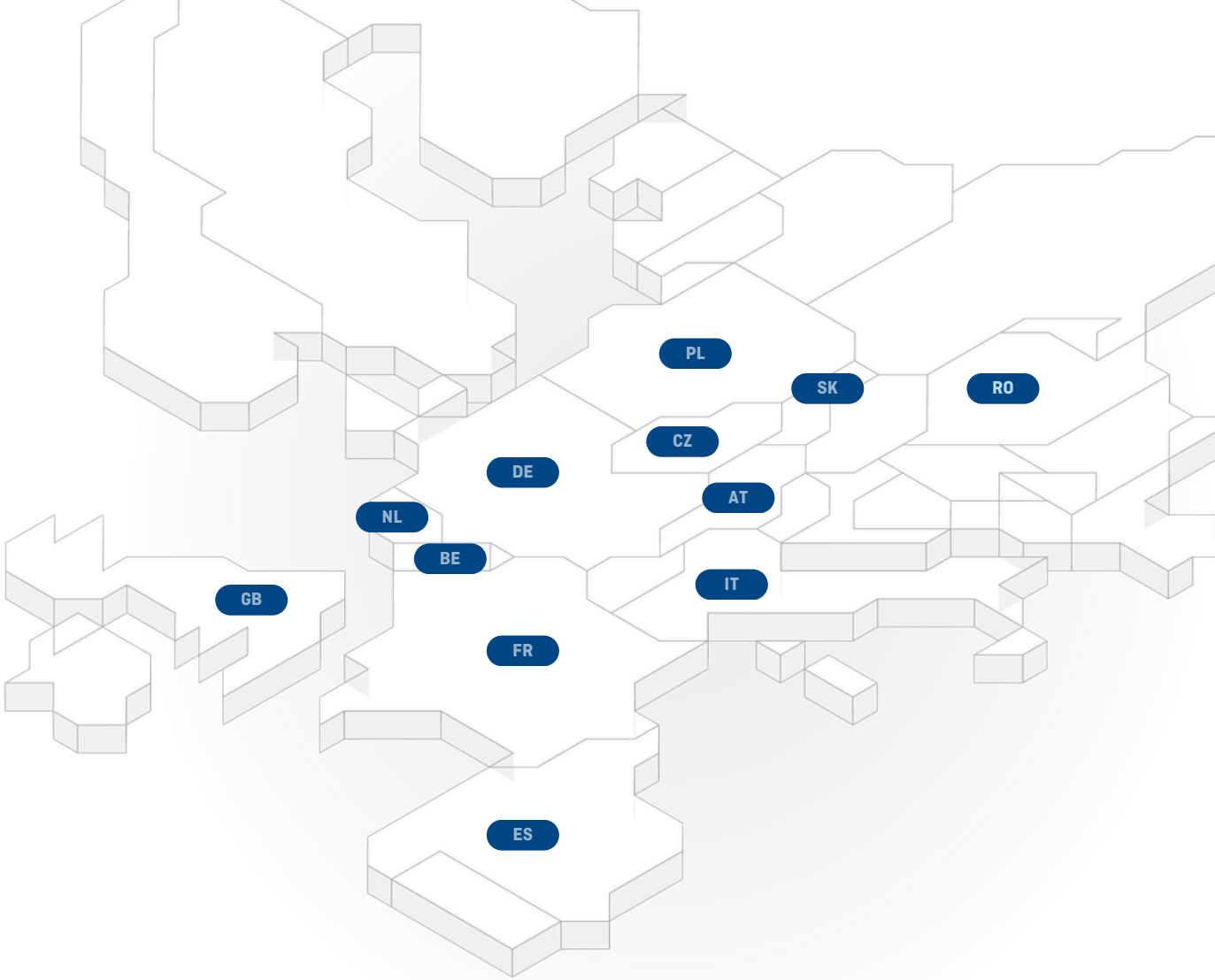
- Low-flow water fixtures and
- sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

11
COUNTRIES

3.2 mil. m²
LANDBANK FOR DEVELOPMENT

470 +
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

REFERENCE PROJECTS



P3 ZORBIG COUNTRY

GLA 130,487 m²

Located in Saxony-Anhalt, Germany, P3 Zörbig is situated in one of the region's most industrialized areas, with excellent access to the A9 highway and Leipzig Airport. This 130,000 m² property will be constructed in phases starting in summer 2025, featuring sustainable technologies such as LED lighting, water-saving systems, EV charging stations, and a photovoltaic-ready roof.



P3 PFALZFELD COUNTRY

GLA 23,336 m²

P3 Pfalzfeld will feature two warehouses totaling 21,000 m², including 1,500 m² of mezzanine and 850 m² of office space. With a clear height of 12 meters, 19 loading docks, two ground-level doors, and ample parking, the facility provides a total rental space of 23,400 m², designed for flexibility and efficiency.



P3 JADEWESERPORT COUNTRY

GLA 140,460 m²

Located at the JadeWeserPort freight transport centre, Germany's only deep-water port, this park offers 140,000 m² of logistics space across three halls. The first hall, totaling 31,738 m², is completed and available for rent. With solar panel-equipped roofs, large gates for bulky freight, and excellent road and rail connectivity, this project meets growing international shipping demands.



P3 LEIPZIG II COUNTRY

GLA 170,668 m²

The P3 Leipzig logistics property offers more than 112,000 m² of modern leasable area, designed to meet the highest standards of efficiency, sustainability, and flexibility. With its cutting-edge infrastructure, green building credentials, and prime location, P3 Leipzig sets a benchmark for future-oriented logistics properties in Germany.



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 HAMBURG RAHLSTEDT COUNTRY

GLA 17,774 m²

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.

SPACE TO CREATE

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