

STATE-OF-THE-ART LOGISTICS SPACE IN LEIPZIG WITH OVER 112,000 M² OF LEASABLE AREA

P3 LEIPZIG

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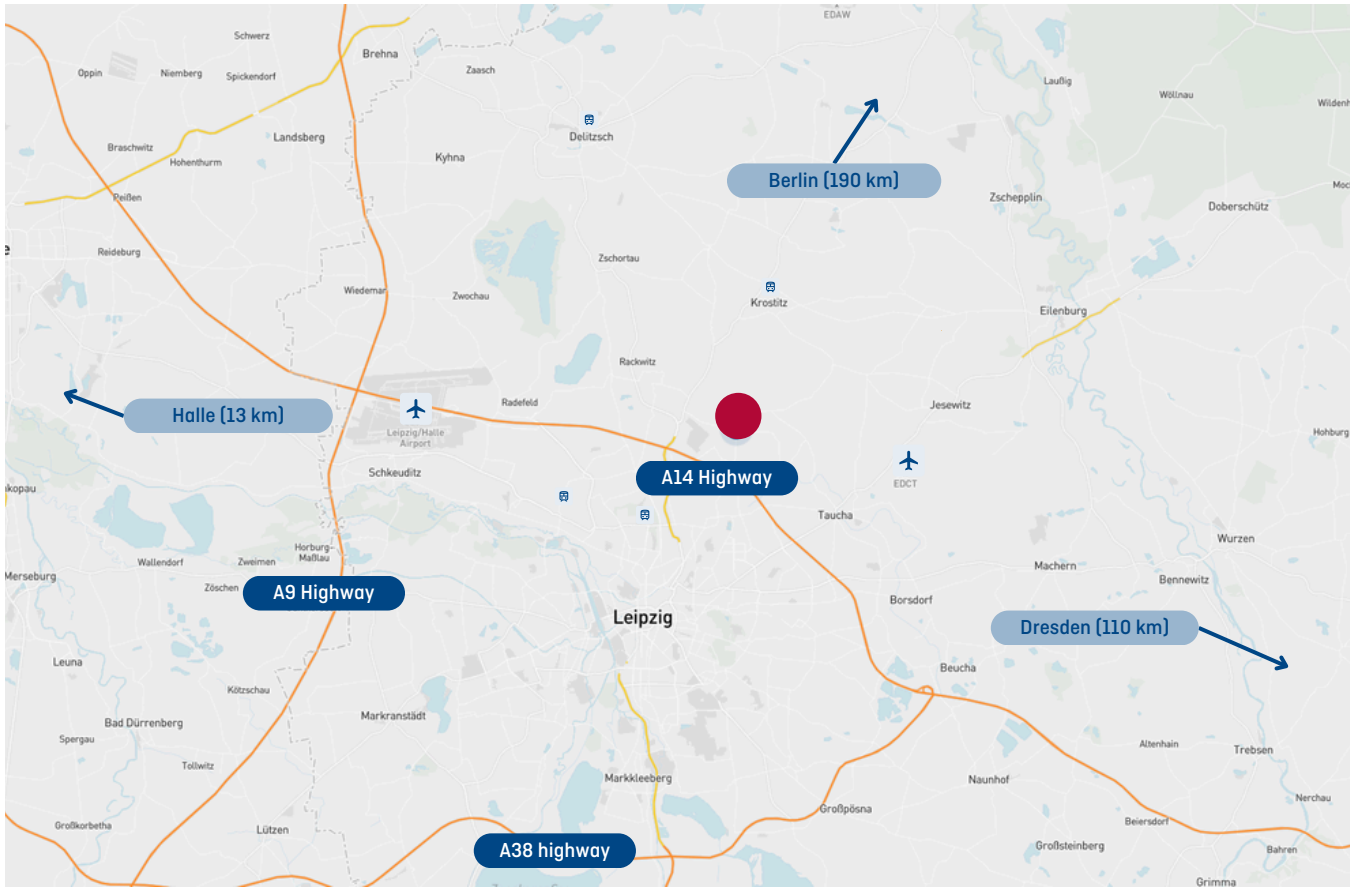
OVERVIEW

Leipzig is one of Germany's most dynamic logistics hubs, playing a key role in the e-commerce, big data, infrastructure, and energy sectors. The city has established itself as a strategic logistics location, attracting major international companies and driving continuous growth in the sector.

Airport access: The property is located close to Leipzig/Halle Airport, Germany's second-largest cargo airport, offering extensive international freight connections.

Motorway access: The nearby A14 freeway provides excellent road transport links, connecting Leipzig to major German and European markets.

Regional advantage: With its strong industrial base, skilled workforce, and expanding infrastructure, Leipzig offers ideal conditions for national distribution hubs and international logistics operations.







DISTANCES TO POINTS OF INTERESTS

A14 highway	2 mins	2 km
Leipzig	15 mins	13 km
Halle (Saale)	25 mins	40 km
Dresden	1 hour 5 mins	110 km
Berlin	1 hour 55 mins	190 km
Leipzig Airport	15 mins	15 km
Czechia	1 hour 30 mins	150 km
Poland	2 hours 40 mins	270 km

LOCAL ACCESS

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.

The asset is DGNB Gold certified, highlighting its commitment to environmental performance and sustainable construction. In addition, the site is equipped with innovative features such as a photovoltaic system with an output of around 11 MWp, e-charging stations for cars and e-bikes, energy-efficient LED lighting, and water-saving fixtures.

With its cutting-edge infrastructure, green building credentials, and prime location, P3 Leipzig sets a benchmark for future-oriented logistics properties in Germany.

- Airport
- Train station
- Bus stop
- Tram stop
- Parking
- EV charging station
- Truck entrance
- Main entrance



Get directions

AVAILABLE SPACE

Unit	Warehouse (m²)	Office (m²)	Mezzanine (m²)
1	20.561	940	1.595
2	-	-	-
Total	**20.561**	**940**	**1.595**



Office + office mezzanine

Warehouse + office mezz.

Warehouse + storage mezz.

Available space

Main Entrance

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Total leasable area: approx. 112,000 m²
- Vacant space: 34,000 m²
- Clear internal height: 10–12 m (standard for modern distribution halls)
- Floor load capacity: 5 t/m² (standard logistics specification)
- Column grid: 12 × 24 m (standard specification)
- Docking:
  - 1 loading dock per 1,000 m²
  - Level access doors for each unit
- Lighting: Energy-saving LED in warehouse, offices, and exterior areas
- Fire protection: FM Global sprinkler system
- Parking: Ample spaces for cars, trucks, and e-mobility (cars & e-bikes)
- Sustainability: DGNB Gold certification, photovoltaic system (11 MWp), water-saving fittings
- Operations: 24/7 permitted use, industrial zoning



SUSTAINABLE PERFORMANCE

Very Good

BREEAM CERTIFICATION

B

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.

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

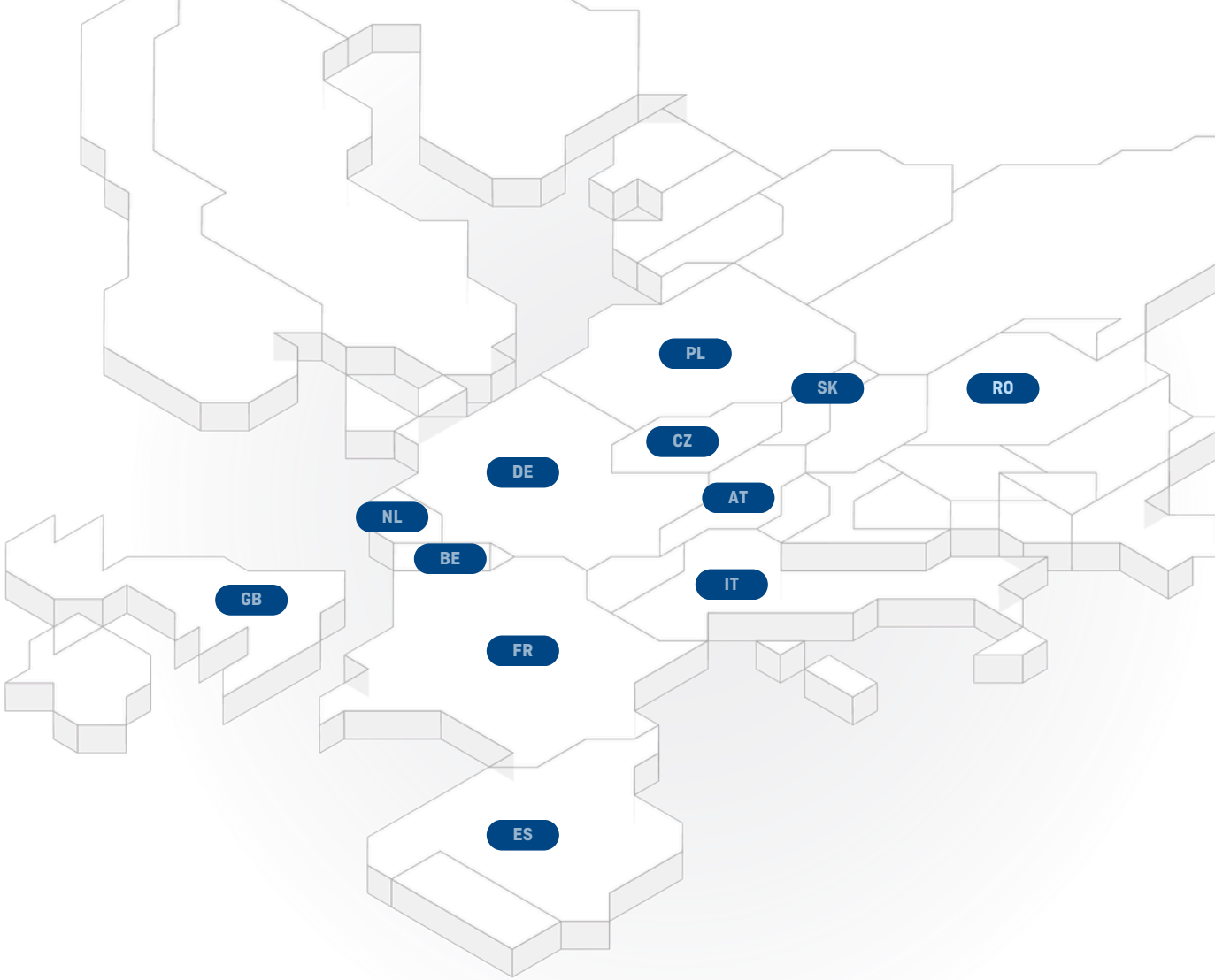
- Low-flow water fixtures and
- sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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