

114,000 M² OF LOGISTICS

SPACE AVAILABLE

IN 3 CONSTRUCTION PHASES FROM Q3 2026



P3 ZÖRBIG

ADDRESS

Tornauer-Straße
06780 Zörbig
Deutschland

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OVERVIEW

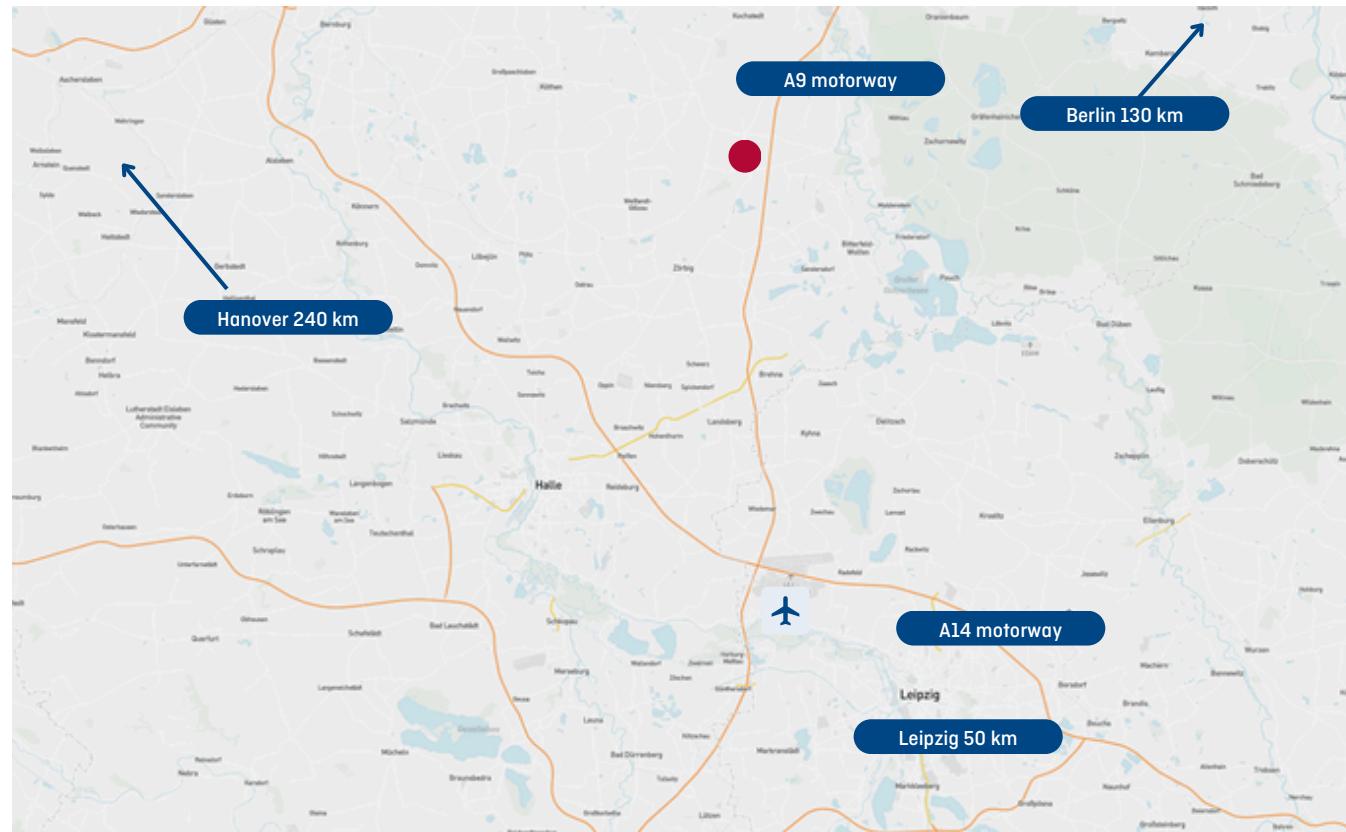
Zörbig, located north of Leipzig, is part of one of the most dynamic urban areas and ranks among the top 5 logistics regions as well as leading economic areas in Germany.

This location stands out due to the settlement of numerous international companies from various industries such as automotive, pharmaceuticals, and aerospace, as well as many medium-sized enterprises. The region is characterized by numerous large-scale settlements of renowned German and international companies.

Thanks to the park's direct location on the A9, not only Leipzig but also the cities of Berlin and Nuremberg are quickly accessible. Benefit from the prime location and excellent infrastructure in one of the most important economic regions in Germany.

DISTANCES TO MAJOR CITIES

Leipzig (GE)	1 hour 5 mins	50 km
Berlin (GE)	1 hours 55 mins	130 km
Polish border	2 hours 30 mins	190 km
Czech border	1 hour 55 mins	130 km
A9 motorway	0 hours 5 mins	2 km
Lepizig airport	0 hours 55 mins	40 km
Hanover	3 hours 10 mins	240 km



P3 is developing a state-of-the-art logistics park with two halls, comprising a total of approximately 114,467 m² of logistics space, around 7,172 m² of office space, and about 8,348 m² of mezzanine

The spaces are flexible and can be divided into smaller units to meet the individual needs of your company.

The park offers ample parking spaces for cars and trucks, with some of the car parking spaces equipped with electric charging stations. This versatile facility is suitable for both production and logistics purposes.

Benefit from cutting-edge infrastructure and customized space solutions in one of the most advanced logistics parks. Choose P3 and secure the best conditions for your company's success.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



AVAILABLE SPACE

Sub-units can be formed with a size of approx. 10,000 m² per sub-unit

Warehouse 1

Unit	Warehouse (m ²)	Mezzanine (m ²)	Office (m ²)	Mezzanine Office (m ²)
1.1	7,754	631	220	325
1.2	8,483	631	210	316
1.3	8,515	631	210	316
1.4	8,543	690	151	256
1.5	8,564	631	220	325
1.6	8,575	641	210	316
1.7	8,542	690	151	257
1.8	8,484	631	210	316
1.9	8,543	690	151	256
1.10	8,564	631	220	326
Total	84,567	6,497	1,953	3,009

Warehouse 2

Unit	Warehouse (m ²)	Mezzanine (m ²)	Office (m ²)	Mezzanine Office (m ²)
2.1	6,882	631	220	326
2.2	7,674	631	210	316
2.3	7,733	690	251	256
2.4	7,746	631	220	326
Total	30,035	2,583	901	1,224

 Warehouse + storage mezzanine

 Office + office mezzanine

 Warehouse (Development)

 Warehouse + office mezzanine

 Main Entrance



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Standard warehouse of class A+
- Clear height of 12 meters
- Load capacity: 7t/sqm; single rack foot 10t
- Sprinkler system according to FM Global
- 114 loading docks
- 14 ground-level loading docks
- 475 car parking spaces
- 18 truck parking spaces
- BREEAM Excellent
- LED lighting
- Faucets with motion sensors
- Motion sensors in the most frequented rooms
- Bicycle parking spaces
- Charging stations for cars
- Intelligent consumption measurement



SUSTAINABLE PERFORMANCE

> 1.0 MWp 24

RENEWABLES CAPACITY

EV CHARGING STATIONS

Excellent A

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

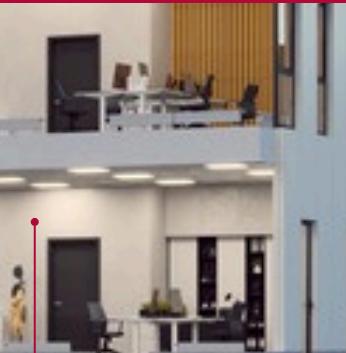
ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- 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:

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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

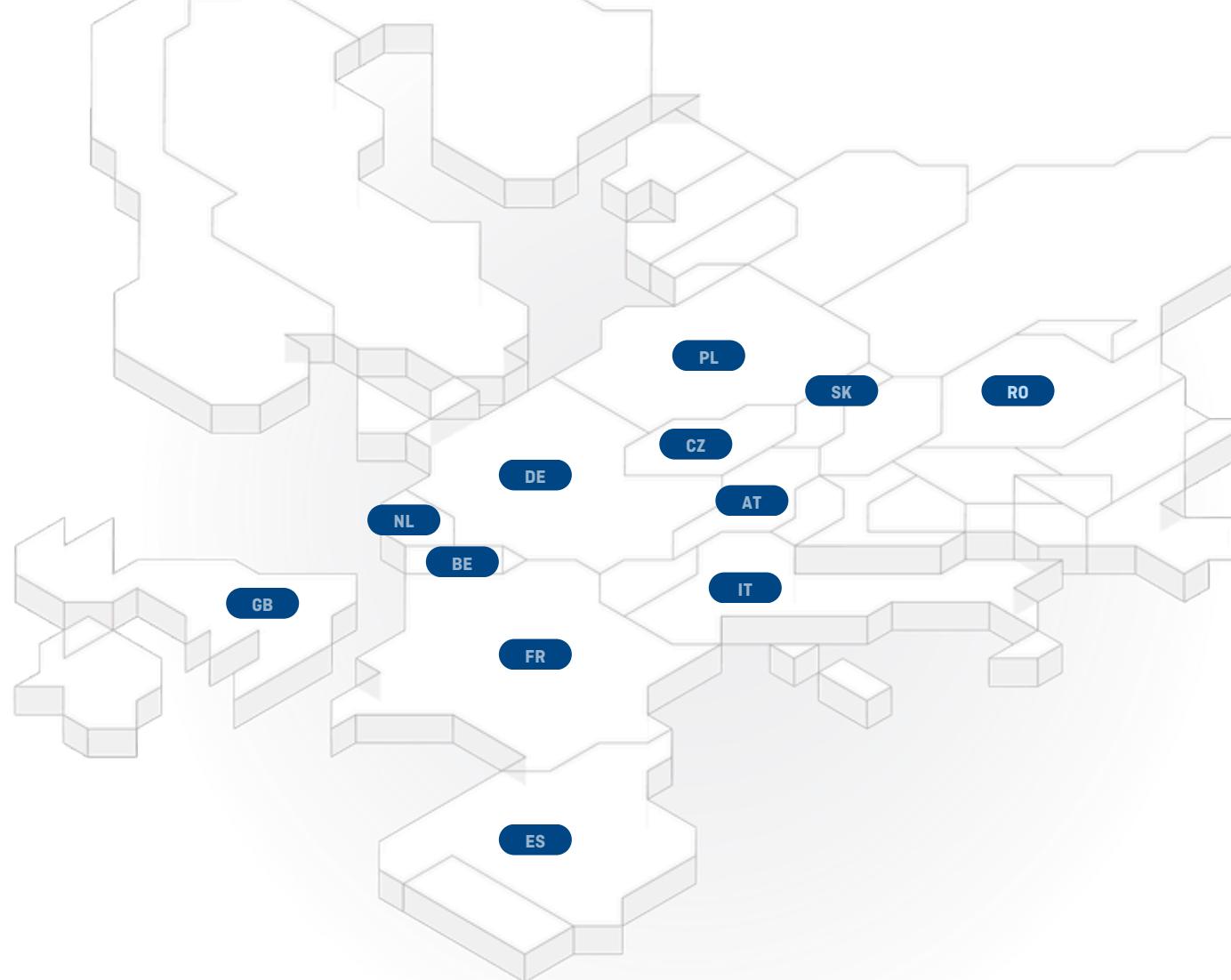
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



**OWNER — P3 — INVESTOR
DEVELOPER — P3 — 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.

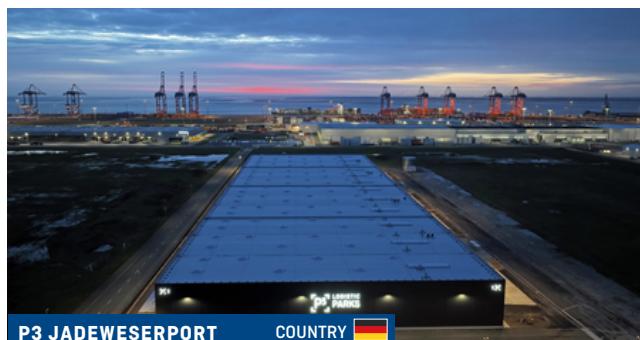


P3 ANSBACH

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 JADEWESERPORT

COUNTRY

GLA 108,865 m²

Building a total of 140,000 square metres of logistics space at the JadeWeserPort freight transport centre [GVZ]. As the only deep-water port in the Federal Republic, it serves a steadily growing international demand and offers opportunities that go far beyond the previous ones. The project with its three large halls is to be completed in stages.



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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